



NPE

Estate Agents Lettings
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For Sale

32 Routledge Walk, Moston - EPC: £120,000



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****CHAIN FREE****DECEPTIVELY SPACIOUS****WELL MAINTAINED**** 2 GOOD SIZED BEDROOMS**** COMMUNAL GARDEN TO REAR****IDEAL FOR FIRST TIME BUYERS, OLDER COUPLE OR INVESTOR**** We offer for sale this deceptively spacious 2 bedroom ground floor flat, ideal for the first time buyer, older couple or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Long entrance hallway, lounge, fitted kitchen, 3 piece white bathroom and 2 good sized bedrooms. Externally the property is garden fronted and has a communal garden to the rear.

Long Entrance Hallway

Storage cupboard. Combi gas central heating boiler. Radiator.

Lounge

17'3 x 10'8 (5.26m x 3.25m)

2 radiators.

Kitchen

9'5 x 8'1 (2.87m x 2.46m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Plumbed for washer. Integrated fridge & freezer.

Bedroom 1

11'1 x 11'5 (3.38m x 3.48m)

Rear aspect. Radiator.

Bedroom 2

9'11 x 7'7 (3.02m x 2.31m)

Front aspect. Radiator.

Bathroom

3 piece white suite with electric shower to bath. Ceramic wall tiled. Heated towel rail.

External

Garden to front with storage cupboards & communal garden to rear.

Tenure, Service Charge & Council Tax

We have been advised that this property is Leasehold with a ground rent of approx. £80 per annum. The service charge is approx. £40 per month. The council tax is in Band A with Manchester Council.

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