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Holly Street, Manchester, Openshaw

Offers In Excess Of £290,000

Nestled in the heart of Openshaw, Manchester (M11), this three bedroom, modern terraced home epitomizes spacious and comfortable living. Ideal for first-time buyers and investors alike, its strategic location ensures proximity to central Manchester, delivering a perfect blend of urban convenience and suburban tranquility.

With excellent transport links and easy access to major motorways, commuting is a breeze. The property's allure extends to a maintained garden, offering a serene outdoor haven. For added convenience, the house comes complete a drive to park you cars, enhancing its appeal as a versatile and desirable residential or investment opportunity.

Leasehold

Service Charge: £388pa

Lease: 229 Years Remaining

Ground Rent: £100pa

Council Tax: B

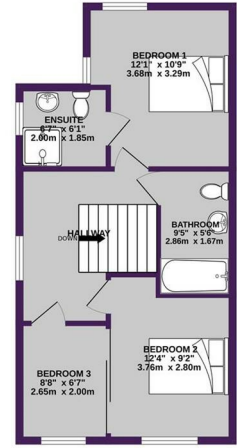
EPC: B

100% Ownership



GROUND FLOOR
516 sq ft (47.9 sq m.) approx.

1ST FLOOR
478 sq ft (44.4 sq m.) approx.



TOTAL FLOOR AREA: 994 sq ft (92.3 sq m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing contained facts, measurements of floor, wall and ceiling and any other facts are approximate and responsibility is taken for any error, omission or mis-statement. This is not intended to constitute an offer and should not be relied on for any prospective purchase. The information shown on this plan is based on the best available information and is provided as to the best of our knowledge and belief.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	1-23
B	81-91	B	24-47
C	69-80	C	48-74
D	55-68	D	75-100
E	39-54	E	101-150
F	21-38	F	151-200
G	1-20	G	201-250

Energy Efficiency Rating: **B** (Score: 78)

Environmental Impact (CO₂) Rating: **B** (Score: 39)

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