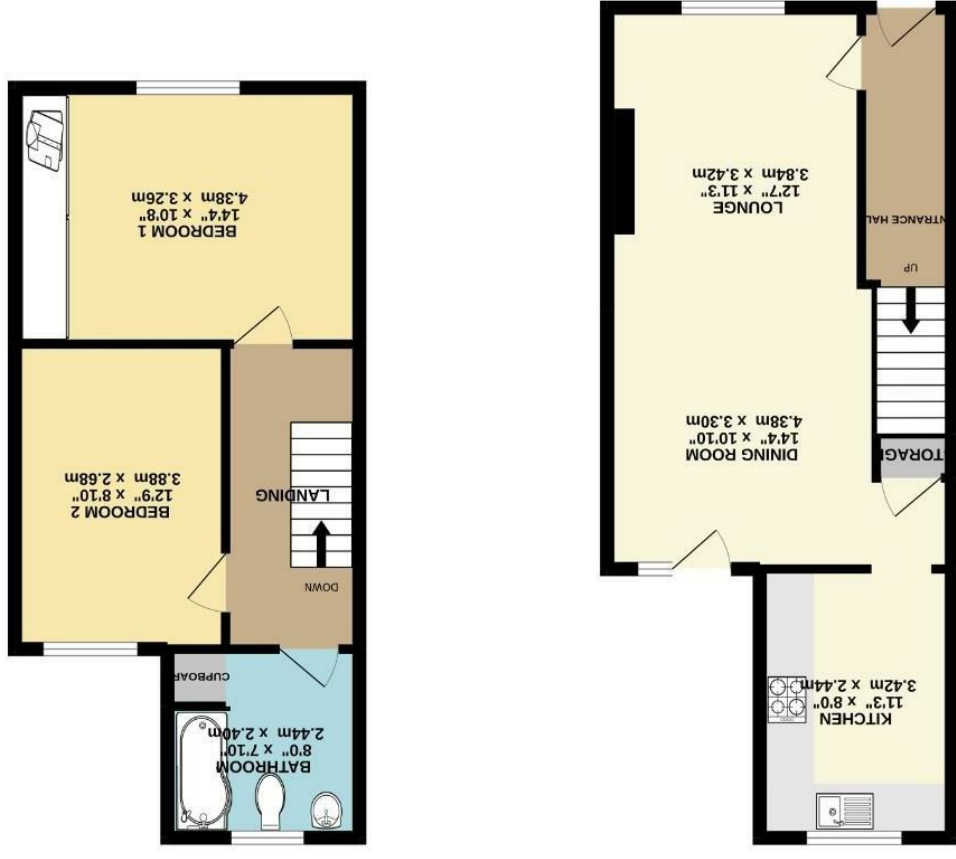


Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

TOTAL FLOOR AREA: 822 sq. ft. (76.3 sq. m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Marked with diagonal lines



1ST FLOOR
400 sq. ft. (37.1 sq. m.) approx.

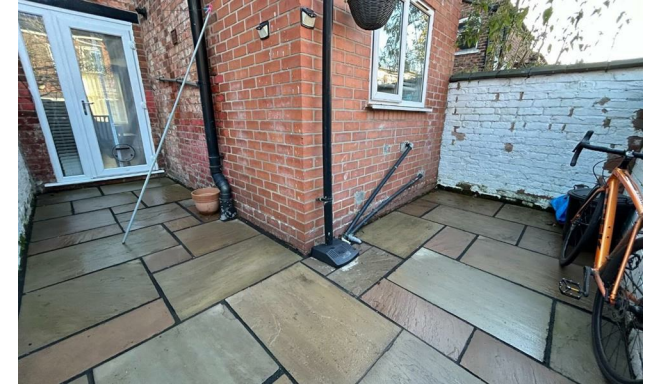
GROUND FLOOR
422 sq. ft. (39.2 sq. m.) approx.





Shippey Street, Ladybarn M14 6TR

£280,000

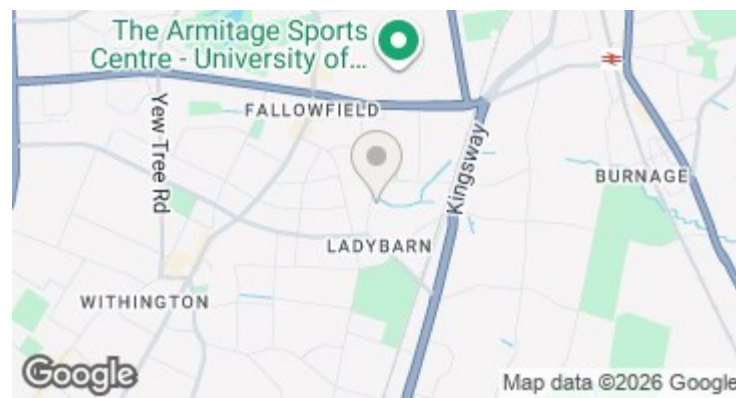


The Property

A spacious two double bedroom terrace property, that has been much improved over the past few years, located on a quiet cobbled cul-de-sac in Ladybarn which has been extended to the rear. Close to local shops and Mauldeth road station the property offers excellent transport links. Suitable for a number of buyers including a professional couple. The impressive light and spacious accommodation comprises: Entrance hall, through lounge dining room and breakfast kitchen. To the first floor: two double bedrooms and re-fitted bathroom. In addition, there is an enclosed paved walled courtyard at the rear. Double glazing and gas fired central heating complete the specification.

Directions

M14 6TR



- Extended two bedroom mid terrace property
- Through lounge/dining room plus breakfast kitchen
- Re-fitted kitchen and bathroom
- Enclosed paved courtyard garden to rear
- Located on a cobbled cul de sac
- Double glazing throughout
- Gas central heating
- Council tax band - B / EPC - D

Postcode - M14 6TR

EPC Rating - D

Floor Area - 822.00 sq ft

Local Authority - Manchester City Council

Council Tax - B

