

jordan fishwick

40 Milton Grove, Whalley Range, M16 0BP

Guide Price £320,000



40 Milton Grove, Whalley Range, Manchester, M16 0BP

Asking Price £320,000







The Property

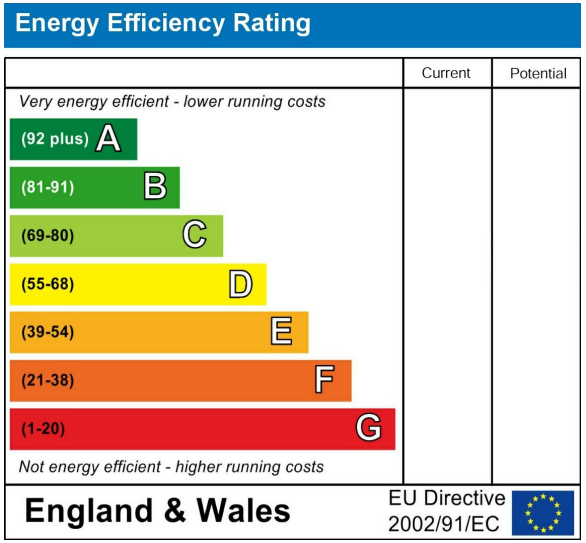
NO CHAIN This property is for sale by MODERN METHOD OF AUCTION powered by IAmSold LTD - Starting Bid £350,000 + Reservation Fee. Buyers Fees apply. An opportunity to acquire a substantial MID TERRACE PERIOD PROPERTY providing in excess of 2000 sqft spacious, versatile ACCOMMODATION OVER THREE FLOORS and cellars, currently configured as THREE SELF CONTAINED ONE BEDROOM APARTMENTS. This splendid property is situated on a quiet residential CUL-DE-SAC conveniently placed for all local amenities and transport links in Chorlton Village and would benefit from some modernisation and cosmetic updating. The property could be converted to one single four bedroom dwelling, subject to all relevant planning permissions/consents, or remain as three individual units and further benefits from a SOUTH FACING REAR COURTYARD GARDEN. The accommodation briefly comprises: covered porch, communal entrance hallway with stairs to all floors, Flat 1: entrance hall, spacious lounge, bedroom with large bay window, kitchen, shower room. The first floor reveals Flat 2 which comprises: entrance hall, lounge, 17ft bedroom with large bay window, utility room, kitchen and bathroom and Flat 3 occupies the entire second floor and comprises: spacious lounge with access to the southerly facing BALCONY, kitchen, 17ft bedroom and en-suite shower room. Double glazing and gas central heating have been installed throughout and Flat 1 retains access to the multiple cellar chambers providing useful storage space. Externally, to the front there is a paved garden with low level brick boundary while to the rear, a walled courtyard garden enjoys a sunny southerly aspect and features a large stone flagged patio area and deep, well stocked flower bed. Early viewing is most strongly recommended. EPC Flat 1 C. Flat 2 D. Flat 3 D

- MODERN METHOD OF AUCTION
- NO CHAIN
- Substantial mid terrace period property
- Currently configured as 3 self contained 1 bed flats
- Over 2000sqft spacious accommodation over three floors and cellars
- Southerly facing rear courtyard garden
- Investment opportunity
- Walking distance from all local amenities, transport links and Chorlton Village
- EPC ratings; Flat 1: C, Flat 2: D, Flat 3: D.
- Quiet residential CUL-DE-SAC



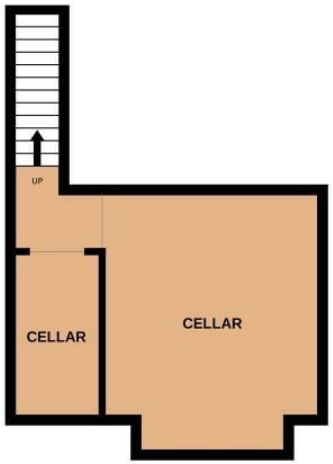




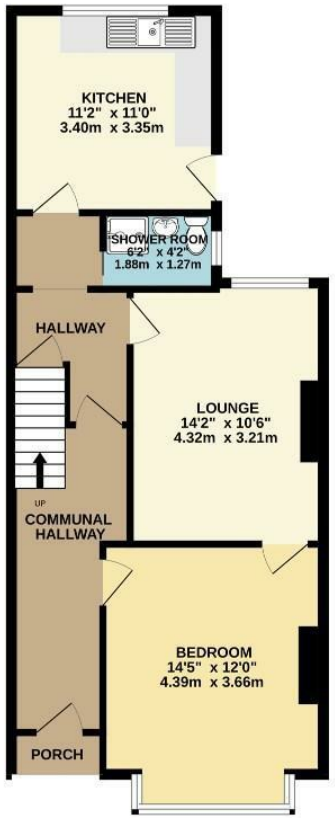




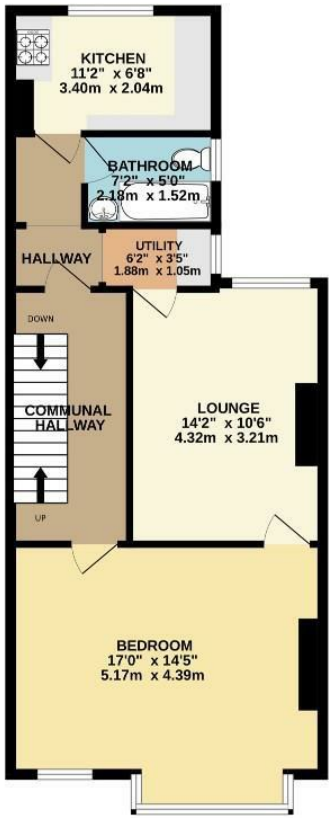
BASEMENT
256 sq.ft. (23.8 sq.m.) approx.



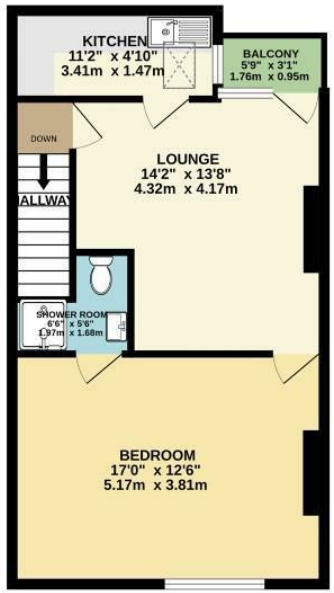
GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



2ND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 2020 sq.ft. (187.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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