Thompson's Estate Agents

Padworth Walk
Baguley M23 9AT

Offers in Excess of £180,000

**** First floor maisonette with its own ground access with NO CHAIN **** This FANTASTIC, well proportioned home is spacious, with an abundance of natural light and storage space. Comprising of an entrance hall with large storage cupboard, stairs to the first floor where you will find a large 'L' shaped lounge and dining area with patio doors onto the balcony, two double bedrooms, a good sized separate kitchen and three piece bathroom. Outside there is a private front garden with gate. Located on a walk with easy access to bus stops, Wythenshawe Road Metrolink, local shops, the retail park, Wythenshawe Park, Manchester Airport and Wythenshawe Hospital PLUS easy access to Sale, Timperley Village, Altrincham and M60, M56 and Princess Parkway. An IDEAL home for a first time buyer and young professionals. Viewings can be arranged by contacting the office.

Thompson`s Estate Agents, 1-2 Atlantic Street, Altrincham, WA14 5FA
Phone: 01615324455, Email: hello@thompsonsestateagents.com
www.thompsonsestateagents.com

Entrance Hallway
Composite door to the front, carpeted hall and stairs, ceiling light point, plug points and storage cupboard.

Lounge/diner
Double aspect with two double glazed windows to the front and double glazed patio doors to the rear onto the balcony. Carpeted flooring, two ceiling light points, wall mounted radiator, electric fireplace and surround, television point and plug points.

Kitchen
Fitted with a range of wall and base unit cupboards, roll top worksurfaces and tiled splash backs. Vinyl flooring, double glazed window, ceiling light point plug points and boiler. Space for a washing machine, fridge/freezer and cooker with over head built in extractor.

Bedroom One
Laminate flooring, ceiling light point, double glazed window, wall mounted radiator and plug points.

Bedroom Two
Laminate flooring, ceiling light point, double glazed window, wall mounted radiator, plug points and a built in storage cupboard.

Bathroom
A three piece suite with a bath with electric shower over, handwash basin and pedestal W.C. Tiled walls, vinyl flooring, double glazed window, ceiling light point and wall mounted radiator.
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Landing
Carpeted landing, double glazed window, two storage cupboards, loft hatch access and access to all rooms.

Outside
To the front of the property there is a fenced front low maintenance garden with iron gate and porch.

Tenure
Leasehold - 125 years from 15 November 2004 GR £10.00PA SC £527.88PA - Subject to verification by Solicitor

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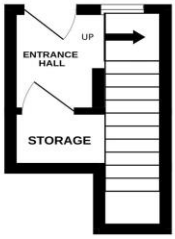
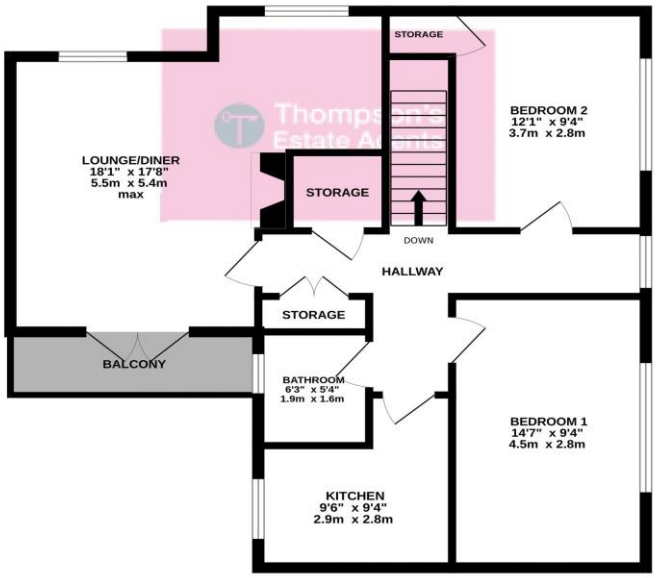
GROUND FLOOR
75 sq.ft. (6.9 sq.m.) approx.



FIRST FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.5 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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Energy performance certificate (EPC)

1 Padworth Walk MANCHESTER M23 9AT	Energy rating **D**	Valid until:	**11 June 2034**
		Certificate number:	**9022-3018-0206-7794-5204**

Property type	Top-floor flat
Total floor area	71 square metres

Rules on letting this property

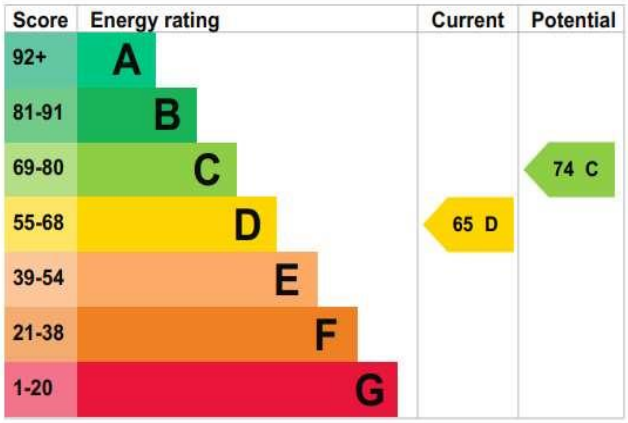
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60