



34 The Mews, 2 Advent Way, Manchester, M4 7LQ

Jordan Fishwick are pleased to have for sale this two bedroom, two storey maisonette forms part of the The Mews, New Islington. The property boasts on street parking as well as a spacious garage. The ground floor has a double bedroom and there is a modern and contemporary shower room. On the first floor is the lounge with access to a balcony, kitchen with high gloss units and integrated appliances, the master bedroom and a family sized bathroom. Mortgage Buyers Welcome. EWS-1 Available.

Offers Around £270,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hallway

Leads to all rooms, access to garage, storage with hot water tank and plumbing for washing machine, staircase leading to first floor with access

Staircase leading to first floor

Bedroom One

9'4" x 11'8"

Fitted carpets, double glazed UPVC window, pendant lighting, electric heater.

Shower Room

8'11" x 6'9"

Low level W.C, hand wash basin, fitted mirror, en-closed shower cubicle, rain attachment with mixer, towel rail.

First Floor

Lounge

12'7" x 15'8"

Laminate oak flooring, spotlights. TV/Telephone points. Wall mounted electric heater. Access to the balcony.

Kitchen

7'0" x 9'3"

Fitted wall and base units with complimentary kitchen worktop, stainless steel sink with tap, integrated electric oven, electric hob, stainless steel extractor, integrated dishwasher, integrated fridge/freezer, wall mounted electric heater.

Bedroom Two

11'2" x 10'9"

Double Bedroom, Double glazed UPVC window, Electric heater, fitted carpets, pendant lighting.

Bathroom

8'11" x 6'9"

Fully tiled, shower attachment with mixer, towel rail, fitted mirror, WC, hand wash basin, extractor fan, glass shower screen,

Externally

Garage. Two Parking Spaces. Balcony accesses through lounge.

Additional Information

Service Charge-

Ground Rent- £410.00

EPC- C

Council Tax Band- C

Lease- 250 years from 2003

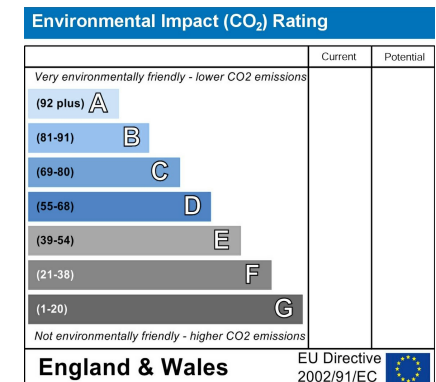
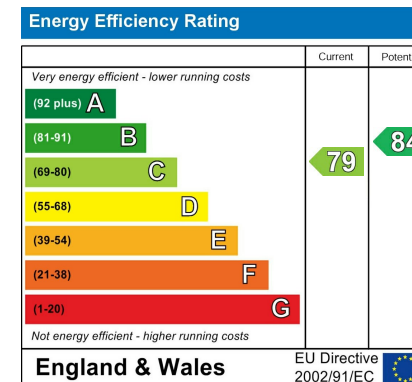
Managing Agent- Complete Property Management Solutions

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.







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