



*Harriet Street*

Worsley

**Miller Metcalfe**  
*Every step of the way*

# Stocks Court, Harriet Street

Worsley

Upper Floor Apartment



EPC Rating - D

\*\*\* For Sale by Modern Method of Auction: Starting Bid Price £90,000 Plus Reservation Fee \*\*\*

\*\*\* Calling All To Let Investors - Tenant in Situ Paying £750 Per Month \*\*\*

Wonderful Second Floor Apartment Situated Within A Superb Location Within Easy Access to Walkden, Swinton, Worsley Bolton, the Trafford Centre and Manchester City Centre \*\*\*

This wonderful modern apartment is situated in a highly popular development close to Walkden town centre and within easy access to the City of Manchester. Offering well-proportioned accommodation that is ideally suited to modern living, this wonderful apartment must be seen in person to be fully appreciated. This splendid property would be an excellent buy to let investment with a tenant in situ already paying £750 per calendar month.

The living space comprises an inviting entrance hall, wonderful light and airy living kitchen comprising a living area and a modern fitted kitchen with integrated appliances, two good sized bedrooms plus a modern three-piece bathroom/wc which completes the accommodation. Outside the property has communal gardens and a residents car park.

The popular location is within walking distance to a host of local amenities including a variety of shops, bars, restaurants as well as being within easy access to Salford University and Manchester City Centre. It is also well placed for major transport links making it easy to commute into Salford Quays and across the Northwest.

Rarely do properties of this calibre come to the market at such an attractive price and tend not to be available to buy for long. An early internal viewing is strongly recommended to avoid disappointment.

• **TENURE**  
Leasehold - 125 Year Lease - 103 Years Remaining  
Start Date - 05.02.2015 - End Date - 01.01.2130

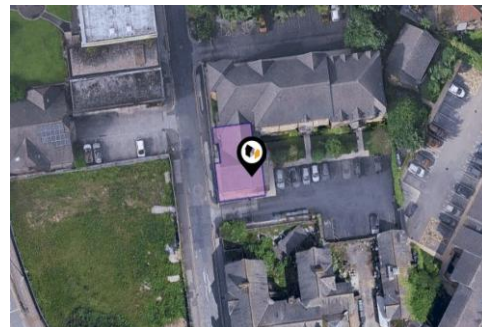
• **SATELLITE/FIBRE TV AVAILABILITY**  
BT - Yes  
Sky - Yes  
Virgin - No

• **GROUND RENT/SERVICE CHARGE**  
To Be Confirmed

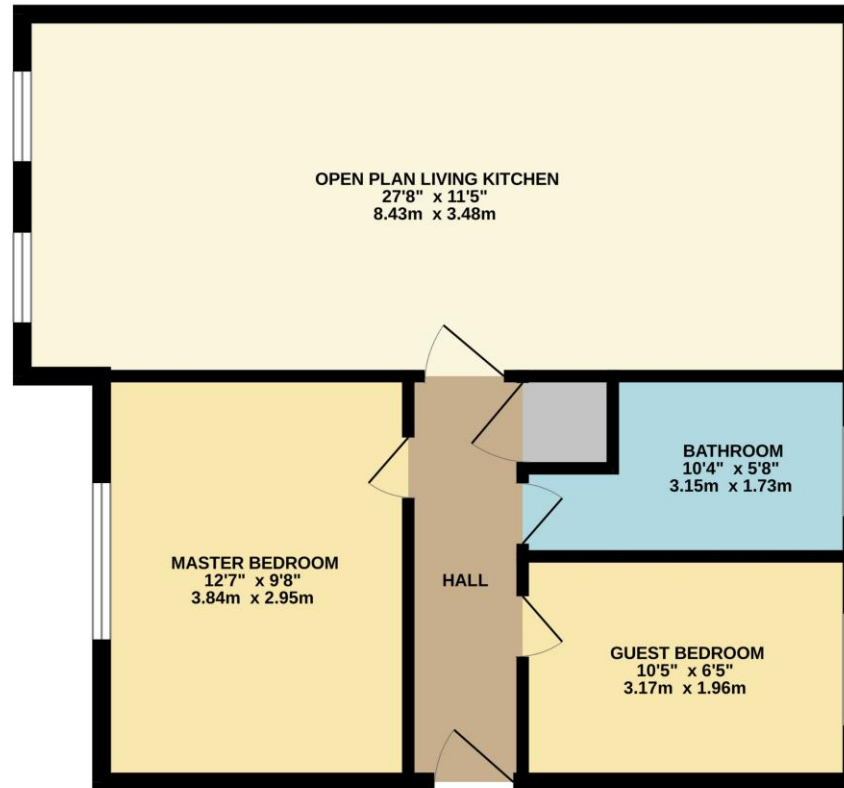
• **LOCAL AUTHORITY AND COUNCIL TAX**  
Salford - Band A - £1,907 Per Year

• **FLOOD RISK**  
Very Low

• **BROADBAND**  
Basic - 17 Mbps  
Superfast - 80 Mbps  
Ultrafast - 1,800 Mbps



## GROUND FLOOR



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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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

A fabulous estate agency. Very knowledgeable about the local area and got me a buyer in record time!

*Can't thank you all enough.*

Sally - Google ★★★★★

*Helped to sell our house within two weeks!*

Brilliant quality, great communication and very helpful!

Amy - Google ★★★★★

*Would highly recommend Miller Metcalfe.*

Exceptionally helpful staff, they couldn't have been more helpful and accommodating.

Lucy - Google ★★★★★



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