hyde
Estate & Letting Agents

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13 Absalom Drive, Cheetham Hill
Manchester M8 9EQ

£120,000

Hyde Estates are pleased to present this one bedroom, first floor maisonette for sale. The property features bright, airy and well presented living accommodation and includes an additional office/store room. Ideally suited to both first time buyers looking to be nearby Manchester City Centre and investors looking to take advantage of the excellent rental market in the area.

Located on a quiet cul de sac just a short walk from the heart of Cheetham Hill and its abundance of amenities including; places of worship, schools, grocery shops and restaurants. Commuters can take advantage of the excellent public transport links with frequent buses along Cheetham Hill Road (A665) into the city centre.







Accommodation
Briefley comprising; uPVC porch entry, stairs to first floor landing which provides access to all rooms and has a handy storage cupboard. Generous living room with space for both lounge and dining furniture, featuring a large window providing lots of natural light. The kitchen features a collection of wall and base units with contrasting worktops and tiled splashbacks. Inset sink unit with mixer tap and space for appliances including; freestanding cooker, fridge/freezer and washing machine. Spacious double bedroom plus seperate office/store room. The bathroom is fitted with a white suite of; wc, washbasin and bath with overhead electric shower. Tiled splashbacks and frosted window.

Room Measurements
Living room: 12’11" x 11’1"
Kitchen: 10’6" x 5’7"
Bedroom 1: 12’11" x 9’4" at extremes
Bathroom: 6’3" x 5’10"
Store room / office: 6’1" x 5’1"

Garden
Paved front garden with fenced boundary. Space for a table and chairs to enjoy the summer months. Communal garden to the rear of the property which is lawned.

Additional Information
Benefits from a gas combi boiler and uPVC windows throughout.

Tenure
We understand from the Vendor that the property is Leasehold subject to a 125 year lease which commenced in 2018.

Service Charge
We are informed by the vendor that this property pays £29.98 per quarter.

Council Tax
Manchester City Council, Band A.

Fixtures & Fittings
Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

Viewings
All viewings to be arranged via Hyde Estates and Letting Agents 0161 773 4583.

Disclaimer
The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property’s condition and suitability for their specific requirements.

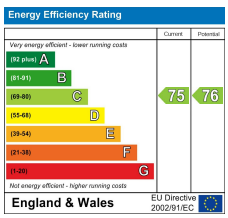


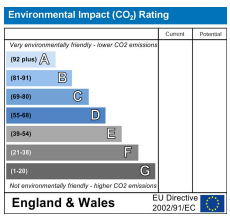












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