



42 Petersfield Drive
Baguley M23 9PS
£100,000





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Located to the ground floor of a purpose-built development, this apartment is offered for sale with no onward chain involved.

The development is well-placed for access to transport networks, with excellent amenities close by in Timperley Village, with the larger superstores in Baguley also easily accessible. These homes always prove popular thanks to their close proximity to Wythenshawe Hospital and Manchester Airport.

A private entrance and front door opens to an entrance hallway which features two deep cupboards which provide excellent storage space.

A well-proportioned living/dining room benefits from plentiful natural light thanks to the large double-glazed window which overlooks communal garden space to the rear.

A fitted kitchen features a range of base and eye-level units in white, with contrasting worktop surfaces.

The bedroom is a generous double room and the shower room/WC is fitted with a white suite.

The apartment has benefited from recent damp-proofing work, but it will require some further cosmetic improvement: The competitive pricing reflects this requirement.

These properties appeal to owner occupiers and investors alike, thanks to their generous proportions and convenient location. An early viewing is advised in order to appreciate the significant potential on offer.

Tenure: Leasehold
Council Tax: Manchester A

- Ground Floor Flat
- PVCU Double Glazing
- Modern Electric Heating
- Spacious Reception Room
- Generous Double Bedroom
- Useful Storage Room
- Fitted Kitchen
- Shower Room/WC
- Cosmetic Updating Required
- No Onward Chain

Entrance Hallway
With inbuilt storage.

Storage/Cloakroom

Living/Dining Room
15'2 max x 13'0 red to 10'5

Kitchen
7'0 x 9'7

Bedroom
12'0 x 9'10

Shower Room/WC
4'11 x 6'2

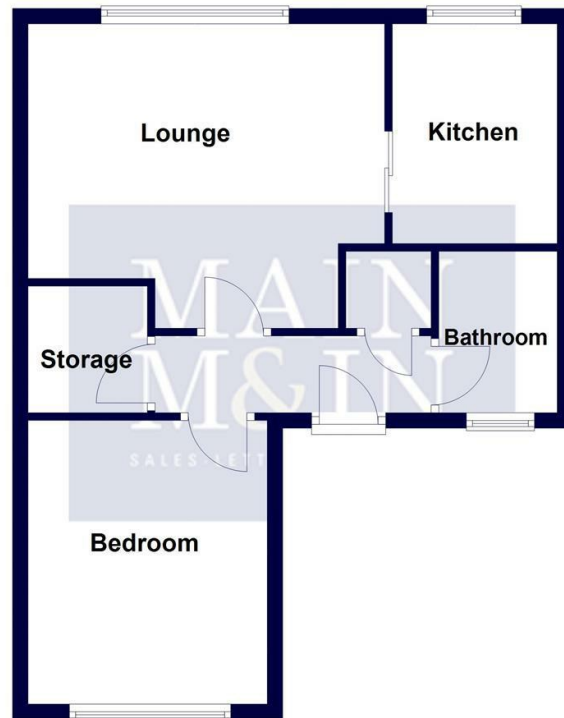
Externally
Communal gardens.
Communal parking area to the rear.

Leasehold Information

88 years remain of a 126 year lease which ends on 13/03/2115.
Service Charge: £362.52 PA / £30.21 PCM (1st April 2024 to 31st March 2025 figures)
Ground Rent: £10 PA



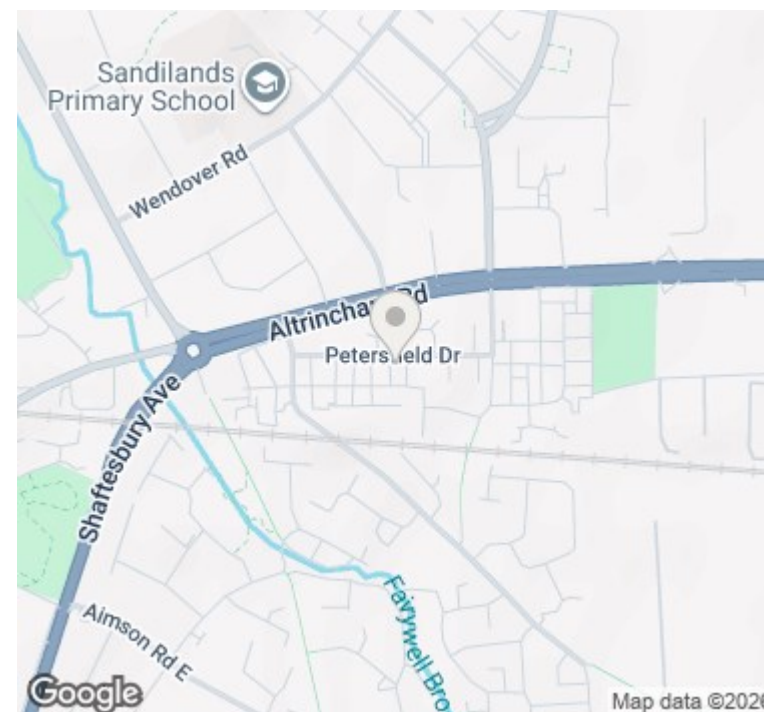
Ground Floor



For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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Company Registration No. 5615498