

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	75	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

## ST. ALBANS TERRACE, MANCHESTER, GREATER MANCHESTER M8 8BZ



- Two Double Bedrooms
- First Floor Apartment
- Parking Space
- Close To Manchester Town Centre
- Superb Transport Links
- Newly Fitted Integral Kitchen
- Newly Fitted Boiler
- Early Viewing Advised



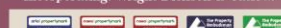
**£170,000 O/O**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this immaculately presented two bedroom first floor maisonette. Boasting a newly fitted kitchen and boiler this lovely property comprises; entrance hallway, landing, open plan lounge/dining room, modern integrated kitchen, bathroom and two double bedrooms. Our vendor has advised that there is potential to convert the loft space subject to planning. Situated close to local amenities and superb transport links to Manchester Town Centre. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway** stairs to first floor. Ceiling light point.

**Landing** Ceiling light point. Radiator.

**Lounge/Dining Room** 16' 6" x 12' 0" (5.03m x 3.65m) UPVC double glazed window to front aspect. Ceiling light point. Radiator.

**Kitchen** 10' 10" x 6' 7" (3.30m x 2.01m) UPVC double glazed window to rear aspect. Newly fitted kitchen with integrated fridge freezer, washing machine, gas hob, electric oven extractor hood and microwave. Granite worktops and inset sink and drainer. Ceiling light point. Radiator.

**Bathroom** 9' 10" x 7' 3" (2.99m x 2.21m) UPVC double glazed window to front aspect. Radiator. Over stairs storage cupboard. Panelled bath with overhead shower. Low flush wc. Wash hand basin. Porcelain tiles. Ceiling light point. Radiator.

**Bedroom 1** 12' 0" x 10' 1" (3.65m x 3.07m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom 2** 12' 2" x 9' 8" (3.71m x 2.94m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Externally** communal gardens and a disabled reserved parking space.

**Viewings** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Council Tax** The property is situated in the City of Manchester and is therefore liable for Manchester City Council Tax. The property is A rated which is at an approximate annual cost of £1,455

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 999 year term which started on 19th February 1987, meaning that there are 957 years remaining. Our clients advise us that leasehold charge is £25 per annum, payable to Latimer Lee. We encourage all interested parties to seek clarification of this from their solicitor.

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

**Flood Risk** Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having "No" risk of flooding.

**Thinking Of Selling?** If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you.

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"