



1954
WARRINGTON
MAYOR
MAYOR
MAYOR

38



38 Bank Street, Manchester, M11 4BT

Located on Bank Street, in the heart of Clayton, this two bedroom house requires modernisation and has great potential. As you walk through the entrance hallway leading to the spacious lounge as well as the inviting dining room with storage under the stairs, the kitchen is found through the dining room and this is where you will find access to the rear garden. On the first floor you will find the three piece bathroom, two double bedrooms with the master being very spacious. No Chain.

Asking Price £140,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

The Building

Situated in a lively area, residents will benefit from easy access to local amenities, including shops, cafes, and parks, making it a delightful place to live. This property is not just a house; it is a place where memories can be made. Whether you are looking to buy or rent, this terraced house on Bank Street is a wonderful choice for those wanting to embrace the Manchester lifestyle.

Entrance Hallway

Leads to all rooms

Lounge

10'7" x 15'1"

Spacious lounge with double glazed UPVC windows

Dining Room

15'1" x 11'1"

Large dining room with access to under stairs storage and leads into the kitchen

Kitchen

11'2" x 8'2"

Range of wall and base kitchen cabinets, double glazed UPVC window, access to rear garden

Landing

Access to boiler in storage cupboard.

Bedroom One

13'5" x 8'5"

Double glazed window, spot lighting, electrical power sockets.

Bathroom

5'7" x 7'0"

Three piece bathroom, shower attachment, low level W.C,

Bedroom Two

12'4" x 14'0"

Spacious master bedroom, two double glazed windows , spot lighting, electrical power sockets.

Additional Information

Freehold

EPC- D

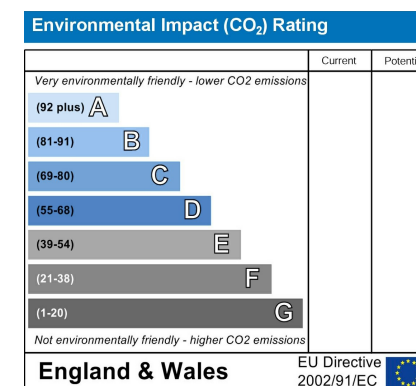
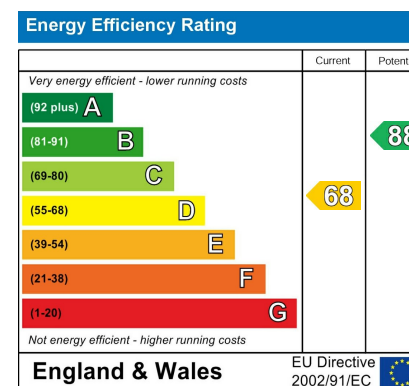
Council Tax band - A

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.

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. From 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.







These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk

