IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

92 OAKCLIFFE ROAD | BAGULEY

£160,000

A superbly proportioned apartment in this modern building complete with balcony off the open plan living dining kitchen. The accommodation briefly comprises entrance hall with large storage cupboard, open plan living dining kitchen with double doors leading onto the balcony, two excellent double bedrooms, one of which benefits from fitted wardrobes and the accommodation is completed by the bathroom/WC. The property benefits from one allocated parking space and is ideally positioned close to the network of motorways, Wythenshawe Hospital and the Metrolink providing a commuter service into Manchester. Viewing is highly recommended.

POSTCODE: M23 1DA

DESCRIPTION

A superbly proportioned modern apartment in an ideal location within close proximity to the Metrolink and also being well placed within easy reach of the surrounding network of motorways and with Wythenshawe Hospital close by.

Within the immediate vicinity there is a range of modern houses and apartments and this apartment is located on the 2nd floor and approached via a secure communal entrance hall. From the communal entrance hall there are lift and stairs to all floors. The private entrance hall provides a large fitted storage cupboard and access to all further rooms. There is an impressive open plan living dining kitchen with space for living and dining suites and access to the balcony at the front. The principle bedroom benefits from fitted wardrobes and there is a second large double bedroom and both are serviced by the family bathroom/WC.

There is allocated residents parking to the rear.

A superb property and viewing is essential to appreciate the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

With secure entry system plus lift and stairs to all floors.

SECOND FLOOR

PRIVATE ENTRANCE HALL

Hardwood front door. Video entry system. Electric radiator. Large storage cupboard.

OPEN PLAN LIVING DINING KITCHEN

19'10" x 16'4" (6.05m x 4.98m)

With living dining area providing ample space for living and dining suites. Laminate flooring. Television aerial point. Telephone point. Electric radiator. PVCu double glazed double doors to the balcony. Opening to:

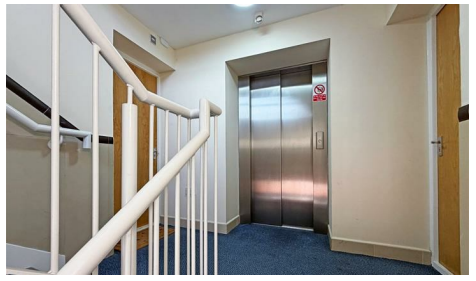
KITCHEN

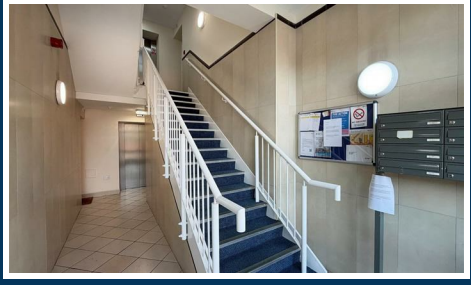
Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring electric hob with stainless steel splashback and extractor hood. Space for fridge freezer. Plumbing for washing machine. PVCu double glazed window to the front.

BEDROOM 1

10'7" x 10'4" (3.23m x 3.15m)

With 2 PVCu double glazed windows to the rear. Fitted wardrobes. Laminate flooring. Electric radiator. Television aerial point.





BEDROOM 2
13'8" x 9'5" (4.17m x 2.87m)
PVCu double glazed window to the rear. Laminate flooring. Electric radiator. Television aerial point.

BATHROOM
7'0" x 5'5" (2.13m x 1.65m)
Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, pedestal wash hand basin and WC. Heated towel rail. Tiled splashback. Extractor fan. Laminate flooring.

OUTSIDE

BALCONY
A useful seating area with railing and accessed via the open plan living dining area.

To the rear of the property there is allocated residents parking.

EPC
Rating B.

SERVICES
Mains electric, water and drainage are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Manchester Band "B"

TENURE
We are informed the property is held on a Leasehold basis for the residue of 999 year term commencing 01/01/2004 and subject to a Ground Rent of £70.00 per annum. This should be verified by your Solicitor.

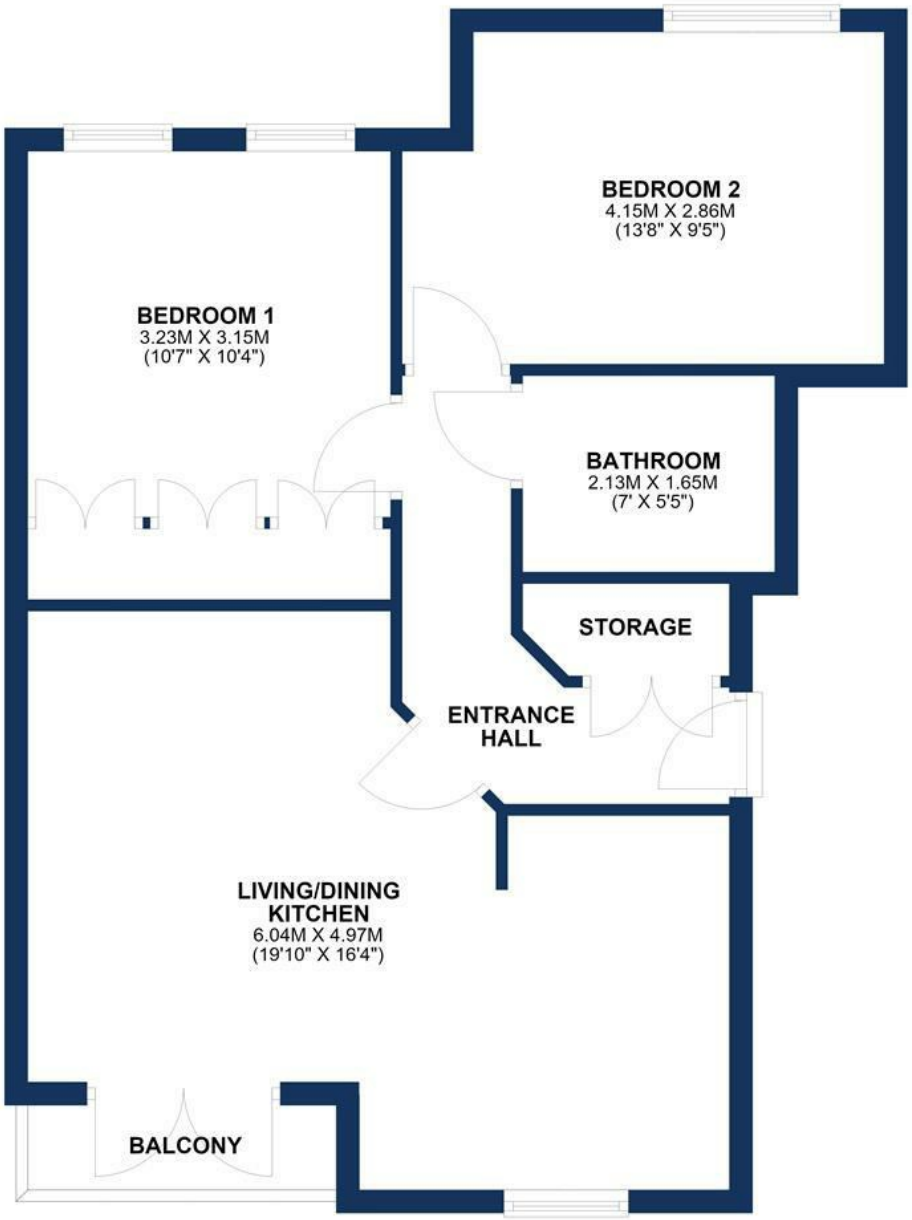
SERVICE CHARGE
Service charge is currently approximately £200 per calendar month and includes cleaning, heating and lighting of common parts and buildings insurance. Full details will be provided by our clients Solicitor.

NOTE
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

SECOND FLOOR

APPROX. 60.2 SQ. METRES (647.8 SQ. FEET)



TOTAL AREA: APPROX. 60.2 SQ. METRES (647.8 SQ. FEET)

Floorplan for illustrative purposes only

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