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Incorporating: Wright Dickson & Catlow. WDC Estates

ABBEY ROAD, MANCHESTER, GREATER MANCHESTER M29 7WG



- First floor stylish home
- One bedroom
- Modern fitted kitchen
- Dishwasher, washing machine etc
- Potential rental of circa £395pcm
- No upward chain
- Vacant possession available
- Modern shower room



OFFERS OVER £59,995

BURY

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Fax: 0161 764 0993
Email: bury@cardwells.co.uk

MANCHESTER

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BOLTON

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WORSLEY

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Tel: 0161 794 3434
Email: worsley@cardwells.co.uk

A first floor one bedroom property which is set in an area of consistently high demand and has been comprehensively updated and refurbished by the current owners to offer a property ready to either move into or perhaps rent out.

The property is currently tenanted at £350 per calendar month, but we understand that agreement will end in approx June 2017 and we feel that the achievable rental is perhaps higher at circa £385 - £395.

The property can be available with no further upward chain and vacant possession if so required. Accessed via a quality front door at ground floor level stairs lead up to a small landing and the lounge with feature wall mounted electric fire, there is a quality fitted kitchen and the dishwasher fridge freezer and washing machine are included within the sale price, wardrobes are in the bedroom and the modern three-piece shower room is accessed off the bedroom. We understand that the property enjoys the use of the communal gardens and there is an external storage area by the front door.

This stylish property may make an ideal first home or buy to let investment. The property benefits from UPVC double glazing, electric heating and in our opinion is in superb order and can only be fully appreciated via a personal inspection.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Ground Floor Entrance Composite door leads to the stairs up to the first floor.

Lounge 11' 5" x 11' 5" (3.48m x 3.48m) UPVC double glaze window, feature wall mounted electric fireplace, built in storage space off.

Kitchen 6' 5" x 6' 3" (1.95m x 1.90m) Modern fitted kitchen with matching drawers, base and wall cabinets, stainless steel sink bowl and drainer with mixer tap over, built under oven/grill, 4 ring electric hob with extractor fan over, fridge and dishwasher will be included.

Bedroom One 14' 5" x 9' 4" (4.39m x 2.84m) UPVC double glazed window, built in storage space off.

Shower Room 6' 4" x 5' 6" (1.93m x 1.68m) 3 Piece shower room suite comprising, w/c, pedestal wash hand basin and shower cubicle, ceramic wall & floor tiling, heated towel rail, stylish floor & wall tiling, spotlighting.

Parking Allocated parking space.

Gardens The property enjoys the use of communal gardens.

Management fees We understand the management fees include building insurance, gardening, external building maintenance, at a cost of circa £500 per annum.

Price Offers Over £59,995

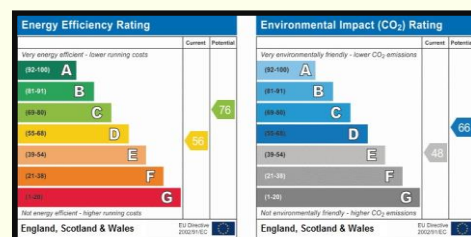
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BEDROOM 2



BEDROOM 3



EPC