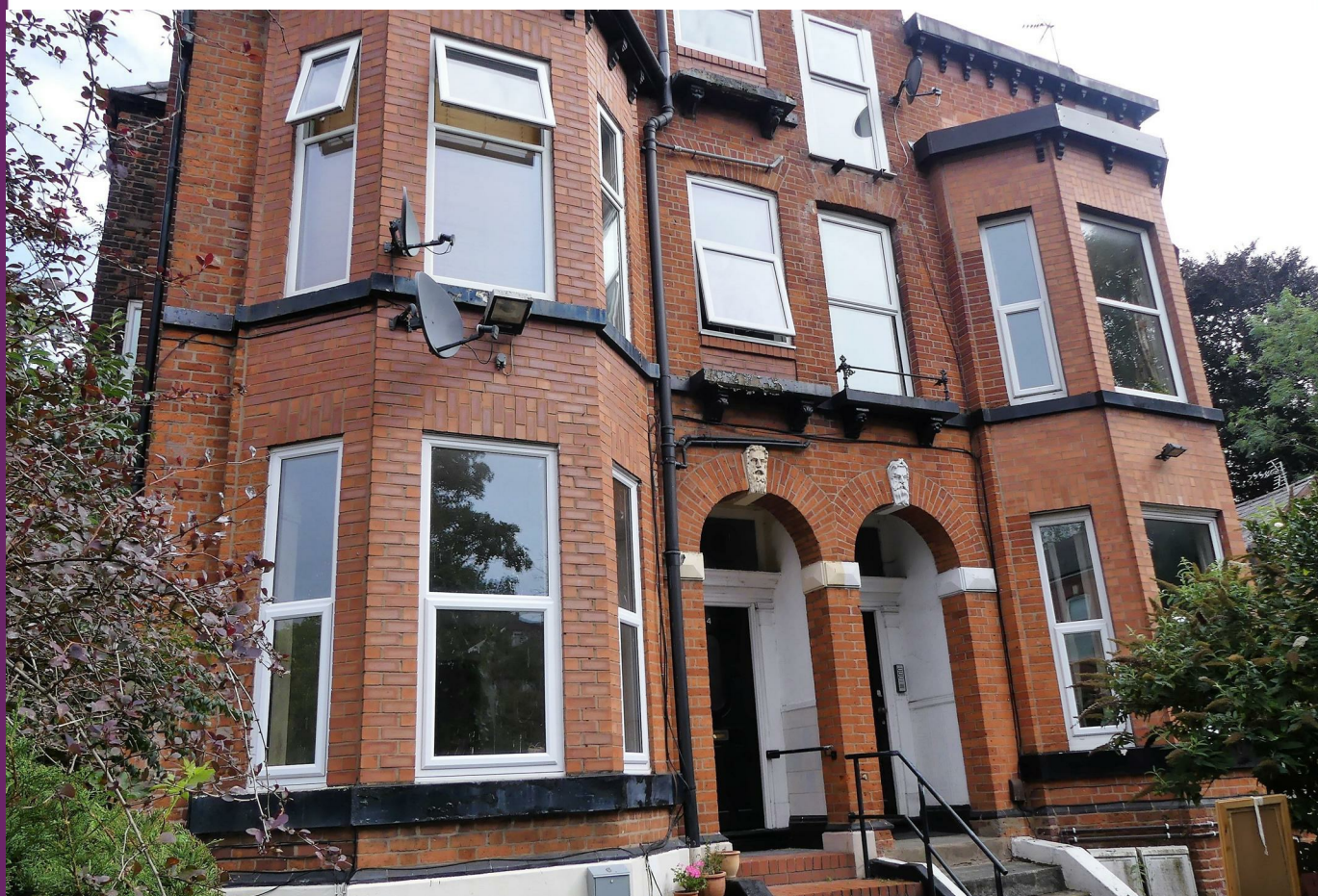




Mauldeth Road West, Withington, M20 3WB

Withington, Manchester, M20 3WB

Offers In The Region Of £170,000



TOP FLOOR CONVERSION. Located just a short walk from Wilmslow Road and Withington Village, with excellent links to the city centre, airport and Didsbury/West Didsbury. In brief this well presented accommodation comprises of: Lounge/diner, kitchen, two double bedrooms and two wash rooms. the property also benefits from UPVC double glazing, electric heaters, ample storage and NO VENDOR CHAIN. Ideal first time buy or investment. Please call the office to arrange a viewing.



Communal Entrance Hall:

Enter via secure intercom door. With stairs to all floors.

Lounge/Diner: 17'9" x 10'8" (5.40m x 3.25m)

Enter via hard wood door. Two UPVC double glazed windows. Ceiling light points. Two wall mounted electric heaters. Overhead storage and access to both inner hallways.

Kitchen: 12'10" x 6'7" (3.91m x 2.00m)

Fitted with a range of base and eye level units. roll edge work surfaces. Inset stainless steel sink. Tiled splash back. Space and plumbing for washing machine, fridge freezer and electric cooker. Ceiling light point and UPVC double glazed window to rear aspect.

Bedroom 1: 14'3" x 9'6" (4.34m x 2.90m)

UPVC double glazed window to rear aspect. Wall mounted electric heater and ceiling light point.

Bedroom 2: 10'8" x 7'11" (3.25m x 2.41m)

UPVC double glazed window to rear aspect. Wall mounted electric heater and ceiling light point.

Shower Room:

Shower cubicle. Pedestal was hand basin and low level W.C. Extractor fan. Part tiled walls and ceiling light point.

Bathroom:

Panel bath with shower over. Pedestal was hand basin and low level W.C. Extractor fan. Part tiled walls and ceiling light point.

Externally:

To the front of the property there is a communal garden and access to the block.

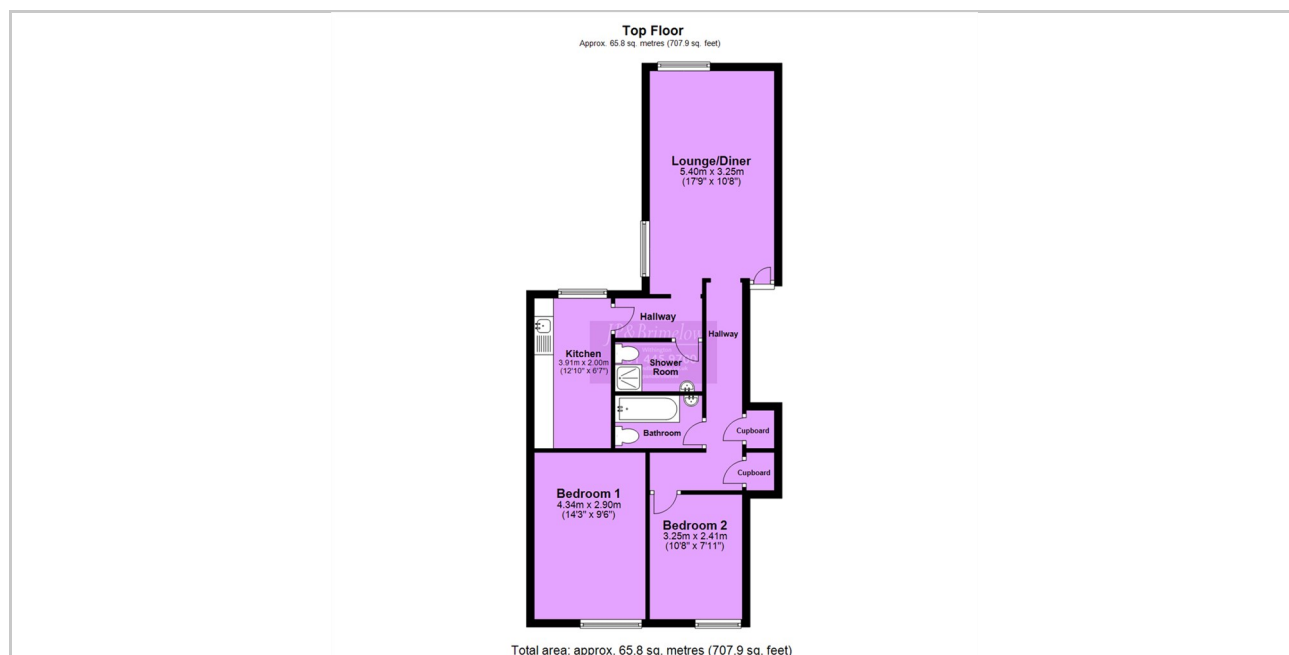
Council Tax:

Band A.

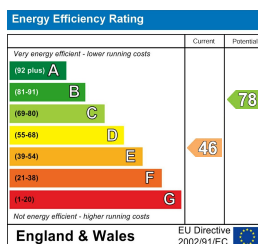
Lease/Service Charge Info:

The vendor informs us that the service charge is £25/month. Ground rent: £0 with a lease of 95 years left with possibility of extending. (must be confirmed via your solicitor)

Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.