



The Frame, 2a The Waterfront  
Openshaw, Manchester M11 4BX

Asking Price Of £165,000

# Property Features

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- Two Double Bedrooms
- One Bathroom
- Secure Parking Included
- Currently tenanted on a periodic AST @ £725
- Excellent Investment
- Service Charge £1295.28 per annum
- Ground Rent N/A - Confirmed by Vendor
- Lease 250 Years from 09.01.03
- Council Tax Band B

## Full Description

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### HALL

13' 0" x 4' 0" (3.96m x 1.22m) Hall has carpeted flooring, radiator, two ceiling light pendants and smoke detector 13

### LOUNGE

17' 0" x 12' 0" (5.18m x 3.66m) Lounge has carpeted flooring, two ceiling pendant lights, two radiators, five double wall sockets, TV and phone points.

Balcony over looking the canal

### KITCHEN

7' 0" x 12' 0" (2.13m x 3.66m) Kitchen had Lino flooring, grey cabinets in an L shape and comes with tall integrated fridge freezer, built under electric oven, ceramic hob with integrated cooker hood above, four spot ceiling light fitting and three under cabinet lights.

### BEDROOM ONE

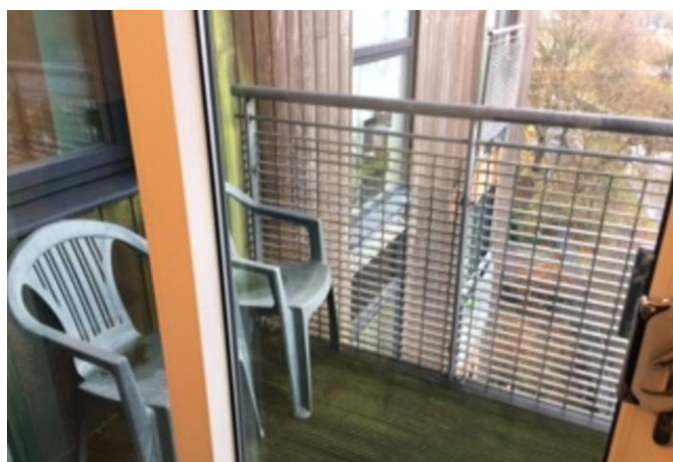
15' 4" x 9' 0" (4.67m x 2.74m) Main bedroom with carpeted flooring, single ceiling light pendant, three double wall sockets, radiator and built in sliding door wardrobes

### BEDROOM TWO

15' 0" x 9' 9" (4.57m x 2.97m) Bedroom 2 has carpeted flooring, radiator, single ceiling light pendant, double wall sockets

### BATHROOM

6' 0" x 9' 0" (1.83m x 2.74m) Bathroom with Lino flooring and tiled walls on two sides. Has white three piece suite comprising of bath with overhead shower, pedestal sink and toilet. With single sealed ceiling light fitting, shaver socket on light over the mirror, heated towel rail



### BALCONY

8' 0" x 4' 6" (2.44m x 1.37m)

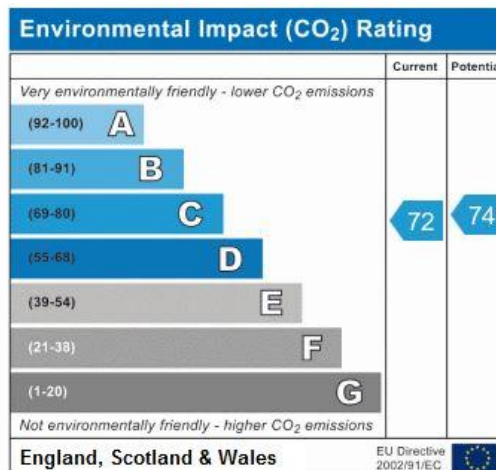
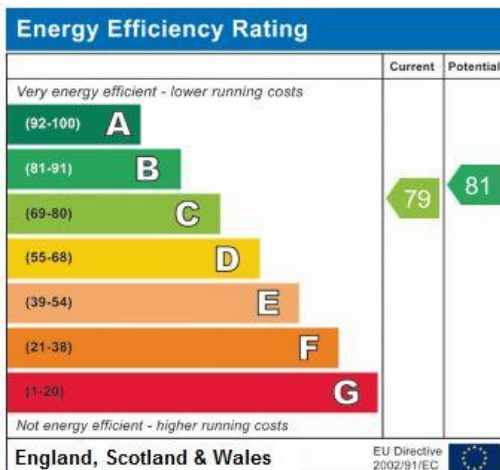
No checks have been made on any other services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment on the property. Please note that the details within these information sheets should be verified by you. All measurements are approximations and have been taken with the use of "sonic tape" some degree of variation should be allowed. Rather than be duplicated in the description, measurements and area may only be referred to in the floorplan section



### OFFICE HOURS

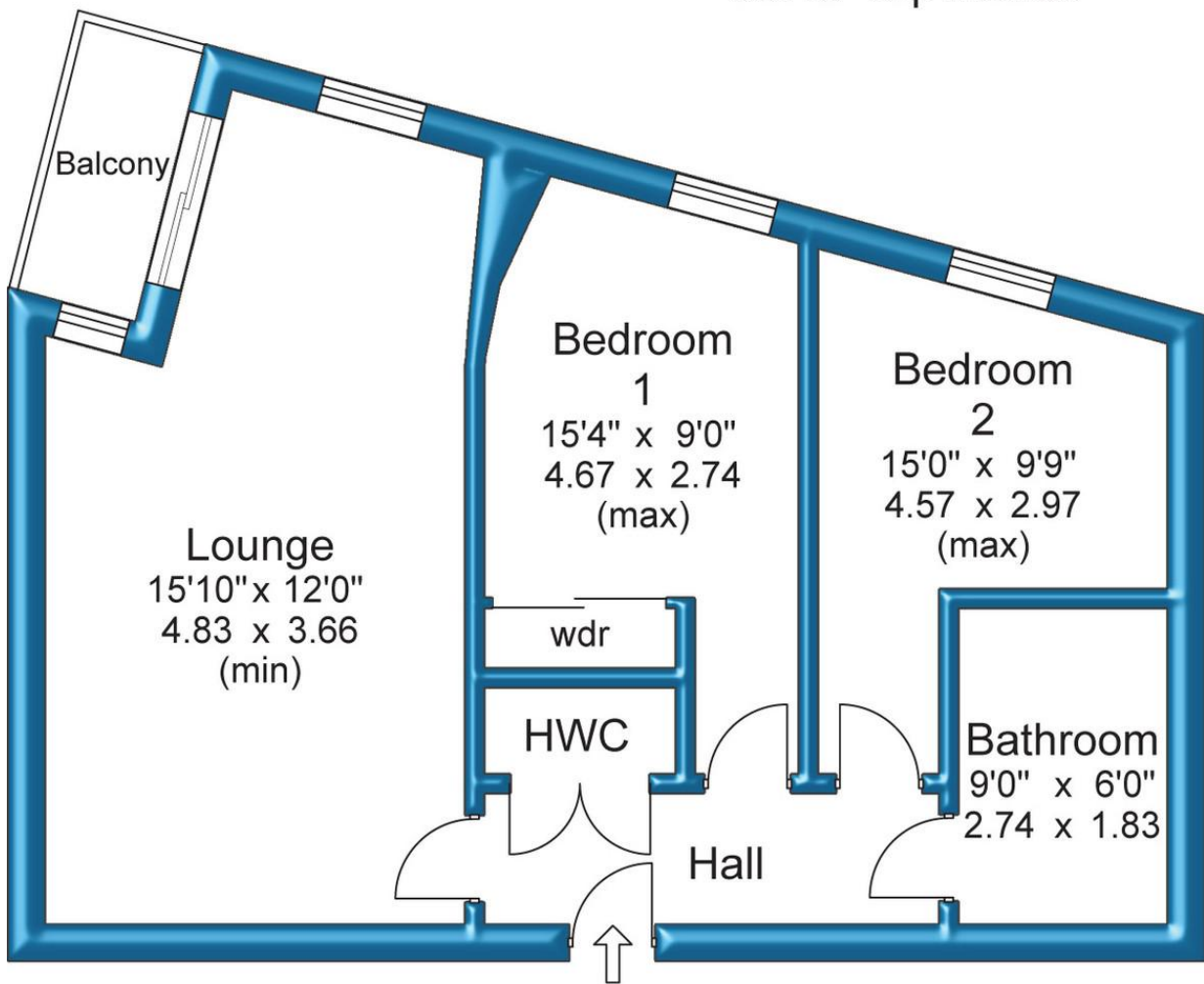
Monday to Friday : 9am to 5.30pm Saturday : 10am to 2pm

Sunday : Closed





Approx Gross Floor Area = 630 Sq. Feet  
= 58.40 Sq. Metres



For illustrative purposes only. Not to scale.  
Prepared by Making Plans Ltd - Tel : 0113 322 9204 - [www.makingplans.com](http://www.makingplans.com)