

JP & Brimelow

SALES

Price £375,000



*108 Heald Grove, Rusholme,
Manchester, M14 4AJ*

Withington

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Description:

Presenting this large, superbly maintained and presented, SIX ALL DOUBLE BEDROOM, HMO LICENCED PROPERTY, let at c£28,000 gross per annum including bills (c7.5%). Situated a short walk from Wilmslow Road/Oxford Road and Whitworth Park, giving easy access to the university, hospital and city centre. Boasting a large open plan living room and kitchen, with patio doors onto the private rear yard. There is a downstairs W.C and a utility room, a bathroom plus a separate shower-wet room on the first floor and cellar space. Featuring a high-spec fitted kitchen with range cooker, set in an exposed brick chimney breast, the property offers Upvc double glazing and gas central heating. Call JP & Brimelow to arrange a viewing.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

Entrance Hallway:

Enter via hard wood door. Radiator. Wall mounted alarm panel. Fire alarm system. Ceiling light point. Stairs to first floor and door leading to:

Lounge:

15'7 x 10'3 (4.75m x 3.12m)

UPVC double glazed bay window to front aspect. Stripped and varnished floor boards. Ceiling coving. Ceiling light point. Radiator. Television point and open plan to:

Kitchen

17'2 x 11'2 (5.23m x 3.40m)

Fitted with a range of base and eye level units. Roll edge work surfaces. Inset sink. Tiled floor. Space and plumbing for cooker and fridge freezer. Tiled floor. Eight ceiling light points. UPVC double doors to rear aspect leading to rear yard. Radiator and doors leading to:

Utility Room:

8'1 x 7'1 (2.46m x 2.16m)

Roll edge work surface. Inset sink. Space and plumbing for washing machine and dryer. Wall mounted boiler. Tiled floor. Ceiling light point. UPVC double glazed window to rear aspect. Radiator and door to side aspect leading to rear yard.

Rear Hall:

Ceiling light point. Access to cellar and door leading to:

W.C:

Low level W.C. Wall mounted wash hand basin. Part tiled. Radiator. Extractor fan and ceiling light point.

First Floor Landing:

Stripped and varnished floor boards. Ceiling light point. Stairs to second floor and doors leading to:

Bedroom One:

No access at time of preparing details.

Bedroom Two:

16'0 x 7'5 (4.88m x 2.26m)

UPVC double glazed window to front aspect. Radiator. Stripped and varnished floor boards and ceiling light point.

Bedroom Three:

12'9 x 6'1 (3.89m x 1.85m)

UPVC double glazed window to front aspect. Radiator. Stripped and varnished floor boards and ceiling light point.

Shower Room:

8'2 x 3'2 (2.49m x 0.97m)

Fully tiled shower room. Extractor fan and ceiling light point.

Bathroom:

8'1 x 5'10 (2.46m x 1.78m)

Fitted with a panel bath with shower over. Vanity wash hand basin and low level W.C. Part tiled. Heated towel rail. Extractor fan. Ceiling light point and UPVC double glazed window to rear aspect.

Second Floor Landing:

Stripped and varnished floor boards. Velux window. Wash hand basin and doors leading to:

Bedroom Four:

11'1 x 8'9 (3.38m x 2.67m)

UPVC double glazed window to rear aspect. Radiator. Stripped and varnished floor boards and ceiling light point.

Bedroom Five:

No access at time of preparing details.

Bedroom Six:

12'9 x 6'1 (3.89m x 1.85m)

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SALES

Velux window. Radiator. Stripped and varnished floor boards and ceiling light point.

Cellar:

14'5 x 10'6 (4.39m x 3.20m)

Single chamber cellar currently used as storage.

External:

To the front of the property there is a small garden. Whilst to the rear there there is an enclosed yard with gated access to the rear entry.

Directions:

From our Withington office proceed along Wilmslow Road through Fallowfield towards Manchester. Turn left Rusholme on to Great Western Street and first left onto Heald Grove where the property can be found on your right hand side.

Tenure:

Freehold

Assessment:

Council Tax Band B

Financial Information:

At JP & Brimelow we offer access to a mortgage advice service dedicated to finding you the best mortgage and protection solutions to meet your financial needs. To make an appointment to see a Mortgage Consultant or for further information about the service please contact Brendan at Brown Financial Services Ltd. E-mail:

Brendan@brownfinancialservices.co.uk, Mob: 07764942896.
Landline: 0161 976 2628.

Brown Financial Services Ltd usually charges a fee for mortgage advice. The amount of the fee will depend upon your circumstances and will be discussed and agreed with you at the earliest opportunity.

Your property may be repossessed if you do not keep up repayments on your mortgage

JP & Brimelow introduce to Brown Financial Services Ltd for purpose of the provision of advice in relation to mortgage and non investment insurance products. Brown Financial Services Ltd is an Appointed Representative of PRIMIS Mortgage Network, a trading name of Advance Mortgage Funding Limited which is authorised and regulated by the Financial Conduct Authority.

Viewing:

By appointment through the JP & Brimelow Withington Sales office.



Energy Performance Certificate



108, Heald Grove
MANCHESTER
M14 4AJ

Dwelling type:

Mid-terrace house

Date of assessment:

30 November 2011

Date of certificate:

30 November 2011

Reference number:

9150-2800-6897-9479-4651

Type of assessment:

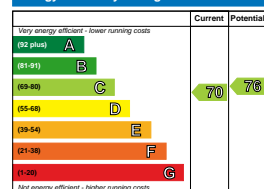
RdSAP, existing dwelling

Total floor area:

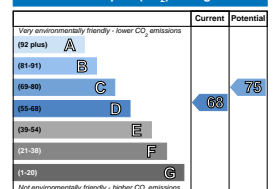
130 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



Environment Impact (CO₂) Rating



England & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	170 kWh/m ² per year	131 kWh/m ² per year
Carbon dioxide emissions	4.2 tonnes per year	3.3 tonnes per year
Lighting	£79 per year	£60 per year
Heating	£701 per year	£547 per year
Hot water	£92 per year	£92 per year

You could save up to £172 per year

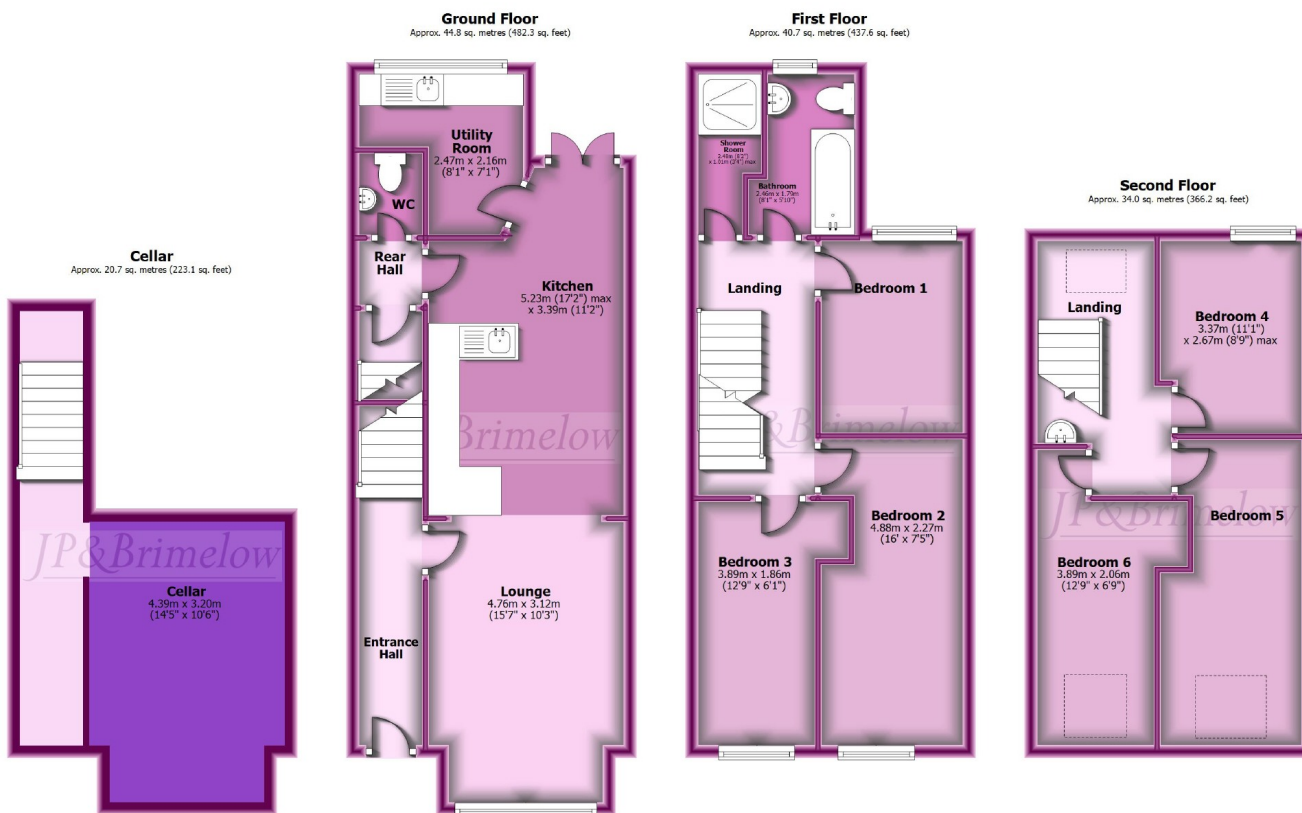
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

FLOOR PLANS

Not to Scale. For Illustration purposes only



WITHINGTON SALES

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