



30 Glendevon Place Whitefield, Manchester, M45 6EH

Asking price £95,000

Situated on Glendevon Place just off Thatch Leach Lane in Whitfield this 2 bedroom mid terraced property is ideally located for access to local schools, shops and public transport links. Access to the regions extensive motorway network is provided by Junction 17 of the M60 ring road at Whitfield. Manchester City centre is approx 6 miles to the south. This property is sold as part of an investment portfolio of 4 house all being sold with tenants in situ.

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Property Approach

Glendevon Place is a quiet cul de sac with ample parking. The property is set back with a flagged drive providing off road parking for one vehicle. Front door opens to entry vestibule.

Entrance Vestibule

Leading to main reception.

Lounge

Good sized front aspect.living room with stairs to first floor, door to kitchen.

Diner Kitchen

Range of base and wall mounted units, back door to rear garden.

Bedroom 1

Good sized double bedroom.

Bedroom 2

Single sized bedroom.

Bathroom

Three piece suite including wash hand basin, W.C and bath.

Exterior

The property has space for one vehicle to the front and an enclosed garden to the rear.

General Points

The property benefits from gas central heating and Upvc double glazing.
Currently the property is tenanted and further details will be provided on request.

Council Tax

Council Tax band B payable to Bury MBC.

Viewing

Viewings through sole agents Jonathan Dines.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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