



## **701 Hyde Road, Gorton, M12 5PS**

### **Offers in the region of £110,000**

INVESTMENT PROPERTY .A two bedroom third floor apartment occupying a convenient position within easy reach of local amenities .Having electric heating and Upvc double glazing the accommodation comprises :Hallway ,lounge with open plan kitchen ,two bedrooms ,four piece bathroom suite .Outside there are communal gardens and car parking with electric gates .Lease -155yrs from 2004 .Service charge £90pcm . ground rent £200pa.EPC Rating - D .Being sold subject to an existing AST of £650pcm ( from 27/03/17 ) .



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## Entrance Hallway

Front entrance door. Airing cupboard. Storage cupboard.

## Lounge 15'9 x 11'7 (4.80m x 3.53m)

Into Upvc double glazed bay window. Two electric wall heaters. Feature electric fire.

## Kitchen 11'7 x 6'8 (3.53m x 2.03m)

Wall and base units incorporating: 1½ bowl sink unit, 4 ring electric hob, work surfaces, electric oven, extractor hood. Built in fridge freezer and washing machine. Part tiled walls. Inset spotlights to ceiling.

## Bedroom 1 15'11 x 14'2 (4.85m x 4.32m)

Being 'L' shaped. Two Upvc double glazed windows. Electric wall heater. Built in wardrobes and dressing table

## Bedroom 2 9'1 x 6'11 (2.77m x 2.11m)

Upvc double glazed window. Electric wall heater.

## Bathroom/w.c. Combined 9'9 x 6'8 (2.97m x 2.03m)

Four piece white suite comprising: Low level w.c. Pedestal wash hand basin and panelled bath. Shower cubicle. Part tiled walls. Extractor fan

## Outside

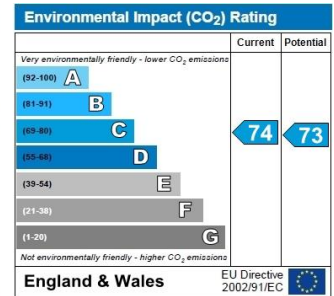
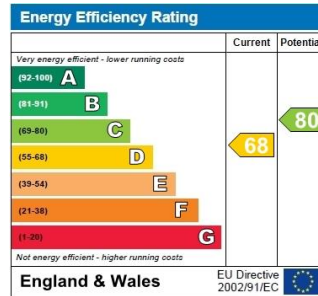
Communal gardens and car parking.

## Viewing Arrangements

Strictly by prior appointment via our office - Telephone 0161 224 7435

### NOTE

The agent has not tested apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain information from their surveyor or solicitor.



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