



5 Lavender Close, Manchester, M23 9SH

* INVESTORS ONLY * TENANTED UNTIL MARCH 2020 *

We are delighted to welcome to the market place this very well maintained and presented Semi-detached property on a popular and sought after development being close to the Metro, South Manchester University Hospital, Manchester International Airport and the urban motorway network. It has been decorated to a good standard in neutral colours throughout and has many appealing features that would suit a variety of buyers. The property comprises; entrance hall, lounge, kitchen/diner, two double bedrooms and bathroom. Externally, there is driveway parking to the front and a lawned garden to the rear with patio area.

£175,000

Viewing arrangements

Viewing strictly by appointment through the agent
95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Lounge 3.03 x 4.27 (9'11" x 14'0")

Spacious reception room fitted with UPVC window to the front aspect, laminate flooring, radiator and ceiling light point.

Kitchen/Diner 4.04 x 2.64 (13'3" x 8'8")

Open plan kitchen/diner fitted with a range of wall and base level units incorporating 1 ½ stainless steel sink with mixer tap and drainer, gas hob with extractor hood above, integrated oven and integrated white goods. Two ceiling light points, vinyl flooring and radiator.

Landing

Access to bedrooms and bathroom.

Master Bedroom 4.04 x 2.83 (13'3" x 9'3")

Double bedroom with UPVC window overlooking the rear garden, with carpeted flooring, ceiling light point and radiator.

Bedroom Two 3.05 x 2.38 (10'0" x 7'10")

Another double bedroom, with UPVC window to the front aspect, carpeted flooring, radiator and ceiling light point.

Bathroom 2 x 1.71 (6'7" x 5'7")

Three piece suite comprising; low level WC, wash hand basin, panelled bath with mixer tap and shower attachment and glazed shower screen. Part tiled walls, obscured UPVC window to the side aspect, vinyl flooring.

Externally

To the front of the property, there is a driveway for off road parking with lawned area and gated access to the side of the property. To the rear of the property, the garden is mainly laid to lawn with flagged patio seating area.

SERVICES

It is understood that the services are connected to the property. There are power points located through the property and a telephone line is connected subject to the usual transfer regulations. These points should, however, be verified with Solicitors.

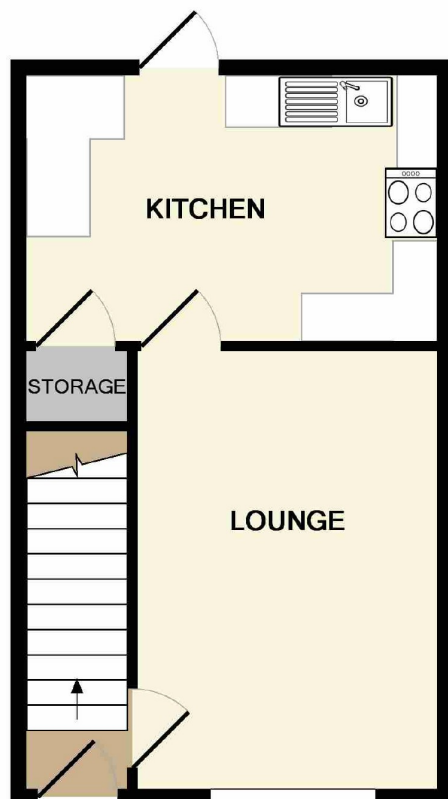
FIXTURES AND FITTINGS

Only those items expressly mentioned within the confines of these particulars are included in the sale.

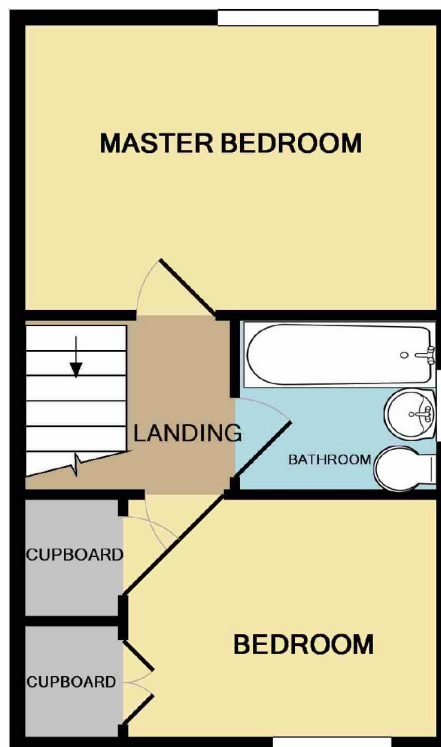
COUNCIL TAX

Please contact Council Tax Department to ascertain the banding and amount payable for the current year.





GROUND FLOOR
APPROX. FLOOR
AREA 300 SQ.FT.
(27.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 300 SQ.FT.
(27.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 600 SQ.FT. (55.8 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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These Particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



Email: sale@jordanfishwick.co.uk

