

Maranatha Court, Manchester, M30 7QL

Offers Over £85,000



****TENANT IN SITU** **IDEAL FOR INVESTORS AND FIRST TIME BUYERS****

We have a great investment and first time buy opportunity that has arisen in Maranatha Court. The building itself is ideally located on Barton Road, very close to Trafford Centre for shopping, huge local supermarket, motorway links and lots of public transport links too. The apartment can be found on the top floor meaning light is easily accessible through the windows with nothing blocking! As you enter, you are lead down a small hallway to the lounge, kitchen with appliances, a spacious double bedroom and and a three piece bathroom suite. There is also ample parking to the rear of the development. Whether you are looking to downsize to a smaller flat, or just looking for a quick-rental (which this would be!), then this is the one for you. Call on 0161 788 0303 to arrange a viewing.

PLEASE NOTE: Purchasers will be required to pay a Buyer's Premium of £1440 inclusive of vat (25% of which is due upon acceptance of offer) in addition to the purchase price. You should take this into consideration when making your offer. Should you have an offer accepted for this property you will be required to enter an option agreement with the seller. A copy of the option agreement can be found on our website www.barlowwhite.co.uk for full terms and conditions.



External

Living Room

13'8" x 10'2" (4.19 x 3.12)

Power points, TV point, Telephone line, storage heater. Window looking to rear. Carpeted flooring.

Bedroom

12'10" x 9'10" (3.919 x 3.021)

Power points. Storage heater. Window looking to rear. Flooring is carpeted.

Kitchen

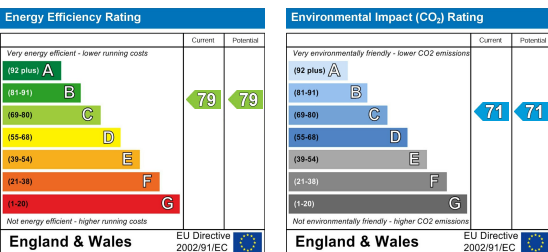
10'8" x 6'3" (3.264 x 1.916)

Floor standing and wall mounted cupboards in oak, with blue grain work tops. Stainless steel sink and drainer. Window looking to side. Cooker and hob (electric) with over head fan. Appliance spaces for washer & dryer. Appliance space for fridge/freezer. Lino flooring.

Bathroom

6'7" x 5'11" (2.008 x 1.807)

Bath with shower over. Sink pedestal. Walls are half painted and half tiled. Flooring is vinyl. Expelair. Suite colour; white.



- INVESTMENT OPPORTUNITY
- TENANT IN SITU
- Near to the Trafford Centre
- Excellent Transport Links
- Close to Eccles Town Centre
- Popular Development
- Great Location
- 1.2% Buyers Premium