



**27 OSCAR STREET, M40 9DE**  
**£110,000**



## DESCRIPTION

A SPACIOUS TWO DOUBLE BEDROOM VICTORIAN MID TERRACE PROPERTY WHICH FORMS PART OF A QUIET CUL-DE-SAC LOCATION ON THE OUTSKIRTS OF MANCHESTER CITY CENTRE. These solid and well build properties are popular amongst both first time buyers and investors who are looking for an ideal 'Buy To Let' investment. The property features a large through lounge/dining room, two spacious double bedrooms and a rear courtyard garden. Warmed by double glazing and gas central heating. In brief the accommodation comprises: Entrance vestibule, living room, dining room and a fitted kitchen all to the ground floor. To the first floor there are two double bedrooms with the master being particularly well proportioned spanning the full width of the property. There is a also a bathroom which has been fitted with a white suite and part tiled. Externally to the rear there is courtyard garden with the original brick enclosure. NO ONWARD CHAIN.

## KEY FEATURES

- Two double bedroom mid terrace
- Situated within easy reach of the city centre
- Rear courtyard garden
- Quiet Cul-De-Sac location
- Large through lounge/dining room
- No onward chain





'An excellent opportunity to acquire this spacious two double bedroom mid terrace'

## DIMENSIONS

### Ground Floor

#### Living Room

13'3" x 12'3" (4.05 x 3.75)

#### Dining Room

13'3" x 15'3" (4.05 x 4.67)

#### Kitchen

7'8" x 6'9" (2.36 x 2.08 )

### First Floor

#### Landing

#### First Floor

### Bedroom One

13'3" x 12'4" (4.05 x 3.76)

### Bedroom Two

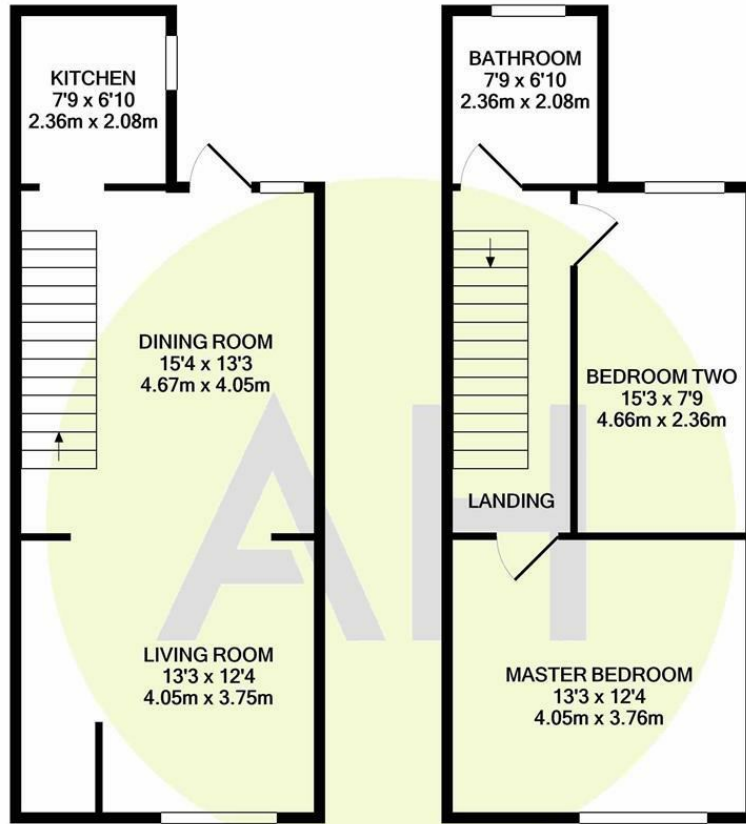
15'3" x 7'8" (4.66 x 2.36)

### Bathroom

7'8" x 6'9" (2.36 x 2.08)

### Externally

### Rear Garden



GROUND FLOOR  
APPROX. FLOOR  
AREA 420 SQ.FT.  
(39.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 420 SQ.FT.  
(39.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 840 SQ.FT. (78.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	
		38	62

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
		32	55



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