



15a Abbotsleigh Avenue, Manchester, M23 9RP

Well presented three bedroom townhouse positioned on a popular modern development located within walking distance to the metrolink, good schools and a wide range of shops. With accommodation over three floors, the property briefly comprises; entrance hallway, dining room, kitchen/breakfast room with useful utility area and shower room to the ground floor. To the first floor is the lounge and master bedroom with ensuite shower room. To the second floor are two further bedrooms complete with family bathroom. Externally, there is driveway parking for two cars and rear garden which is laid to lawn with decked area and patio seating area at the rear. The property benefits from loft storage and new boiler installed in 2018. Call to view!

£275,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Entrance Hall

Welcoming entrance hallway with spindled balustrade to the first floor, understairs storage, ceiling light point and radiator.

Dining Room 2.71 x 3.44 (8'11" x 11'3")

Reception room with UPVC window to the front aspect, carpeted flooring, ceiling light point, radiator.

Kitchen/Breakfast Room 2.7 x 4.3 (8'10" x 14'1")

Fitted with a range of wall and base level units with rolltop work surfaces over incorporating 1 ½ stainless steel sink with mixer tap and drainer, integrated oven with gas hob and extractor above, dishwasher, fridge, freezer and microwave. Ceiling spotlighting, radiator, and UPVC window to the rear aspect overlooking the garden.

Utility Area 2.2 x 1.65 (7'3" x 5'5")

Opening from the kitchen this area provides great utility space with door to access the garden to the rear.

Shower Room 2.04 x 2.15 widest points (6'8" x 7'1" widest points)

Fitted with low level WC, pedestal wash hand basin and shower cubicle with thermostatic mains shower and glazed

folding door. Ceiling light point and radiator.

First Floor

Spacious landing area with UPVC window to the front aspect, carpeted flooring and ceiling light point.

Lounge 4.9 x 2.85 (16'1" x 9'4")

Reception room spanning the full width of the property with fireplace creating a focal point to the room, two UPVC windows to the rear aspect, carpeted flooring, ceiling light point, two radiator.

Master Bedroom 2.84 x 3.66 (9'4" x 12'0")

Master bedroom with fitted wardrobes and cupboards, carpeted flooring, ceiling light point, UPVC window to the front aspect, radiator and ensuite shower room.

Ensuite Shower Room 1.18 x 2.1 (3'10" x 6'11")

Fitted with low level WC, pedestal wash hand basin, shower cubicle with thermostatic mains shower with glazed sliding door. Tiled walls, ceiling light point, chrome towel radiator.

Second Floor

Bedroom Two 2.94 x 2.95 (9'8" x 9'8")

Double bedroom with UPVC window to the rear aspect, carpeted flooring, ceiling light point, radiator. Access to the loft is via a hatch with pull down ladder. The loft is boarded providing storage space.

Bedroom Three 1.75 x 3.8 (5'9" x 12'6")

With fitted wardrobes, UPVC window to the front aspect, carpeted flooring, ceiling light point and radiator.

Bathroom 1.95 x 2.73 (6'5" x 8'11")

Family bathroom fitted with four piece suite; panelled bath, low level WC, pedestal wash hand basin and shower cubicle. Chrome towel radiator, ceiling spotlighting, tiled walls.

Externally

To the front of the property there is a flagged pathway up to the front door with slate gravel area and two parking spaces to the side of the property. Gate to access the rear garden which is laid to lawn with decked areas and raised flower beds. Flagged patio seating area to the rear of the garden.

Lease Details

999 year lease from 2005.
Ground rent is £150 PA.

SERVICES

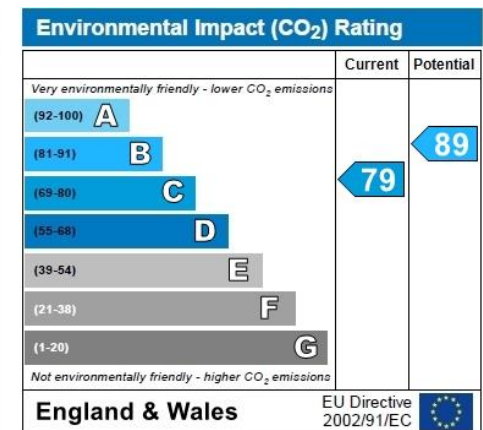
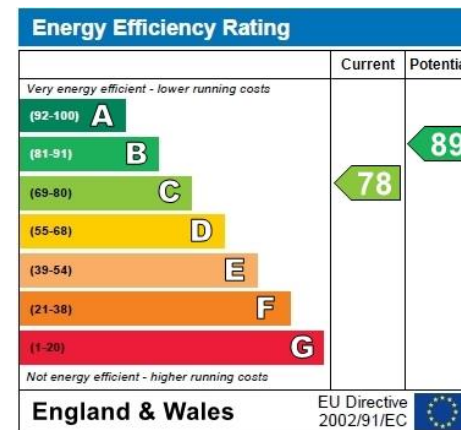
It is understood that the services are connected to the property. There are power points located through the property and a telephone line is connected subject to the usual transfer regulations. These points should, however, be verified with Solicitors.

FIXTURES AND FITTINGS

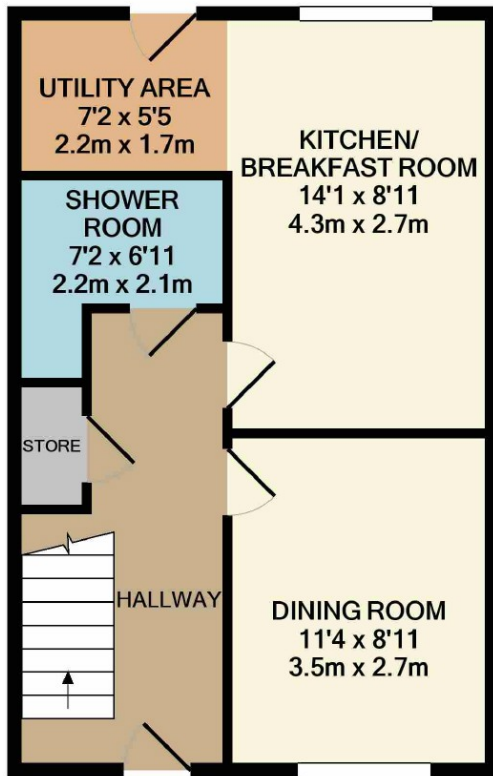
Only those items expressly mentioned within the confines of these particulars are included in the sale.

COUNCIL TAX

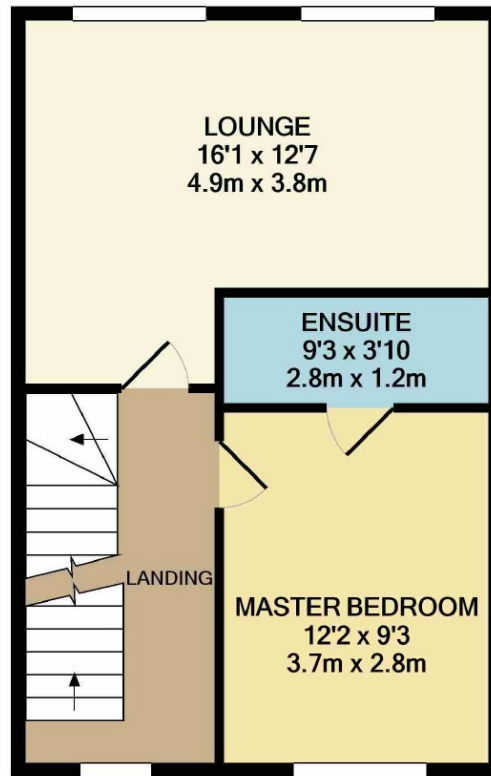
Please contact Council Tax Department to ascertain the banding and amount payable for the current year.



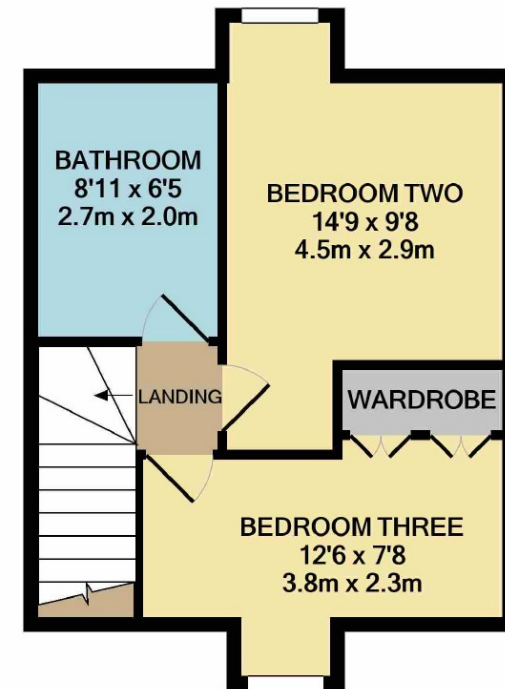




GROUND FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 311 SQ.FT.
(28.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1127 SQ.FT. (104.7 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only
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MANCHESTER Tel: 0161 833 9499 NORTHERN QUARTER Tel: 0161 833 9499 SALE Tel: 0161 962 2828 SALFORD Tel: 0161 833 9499 WILMSLOW Tel: 01625 532 000 WHITHINGTON Tel: 0161 438 2414

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