



Cheetham Hill Road, Manchester, M8

£98,000

Guide Price

Tenure: Leasehold, **Bedrooms:** 2

FANTASTIC FIRST TIME BUYER OPPORTUNITY OR IDEAL BUY TO LET INVESTMENT. WE ARE ADVISED THAT THIS PROPERTY ACHIEVED £500 PCM RECENTLY REDUCED Located centrally to Manchester City Centre this property is within walking distance of an array of local shops, eateries and amenities. The property off

Key features:

- Convenient Location
- Gated Parking
- 2 Bedrooms
- Key Pad Entrance

Extra info:

- **Property Age:** 41 years
- **Council Tax:** Band A (£1001.41 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Allocated Parking Spot
- **Lease info:** 995 years remaining
Ground Rent: £350.00 per-annum
Maintenance: £740.16 per-year
Maintenance Company: Midway house



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RECENTLY REDUCED

Located centrally to Manchester City Centre this property is within walking distance of an array of local shops, eateries and amenities. The property offers an abundance of space with the ample room sizes. There are two great double sized bedrooms, a huge living diner and a kitchen which is open plan to this. There is also a large family bathroom and the property offers great storage solutions. There is a gated car park and a communal entrance with key pad access. Neutrally decorated and currently tenanted this property showcases an ideal opportunity for an investment purchase.

Communal Hallway

Accessed via the key pad entry. Doors leading off.

Hallway

Doors leading off. Laminate wood effect flooring.

Living/Diner

22'6 x 11'5

?A large reception room with two uPVC double glazed windows overlooking the front elevation allowing plenty of natural light to spill in. Opening into the kitchen. Radiator. TV aerial point. Power points. Laminate wood effect flooring.

Kitchen

10'9 x 7'2

A range of wall and base units with roll over work surface incorporated and splash backs. Void plumbed for washing machine. Void for tall fridge freezer. Integrated electric oven and grill. Four ring electric hob with enclosed extractor hood over. uPVC double glazed window overlooking the front elevation. Laminate wood effect flooring. Power points.

Bedroom One

10'7 x 14'4

A large master bedroom with a uPVC double glazed window overlooking the rear elevation providing a view of the communal area.

Bedroom Two

12'11 x 7'10

A second double bedroom with uPVC double glazed window overlooking the front elevation.

Bathroom

A large bathroom with a three piece suite consisting of a low flush WC, pedestal wash hand basin and a panelled bath. Separate shower cubicle. Fully tiled walls and flooring. uPVC double glazed window overlooking the rear elevation.

Floor plan:



Total area: approx. 71.4 sq. metres (768.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Plan produced using PlanUp.

Energy Performance Certificate:

Energy Performance Certificate

Flat 7, 409, Cheetham Hill Road, MANCHESTER, M8 0PW

Dwelling type: Ground-floor flat	Reference number: 8705-6381-6429-4897-9143
Date of assessment: 18 September 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 18 September 2014	Total floor area: 80 m ²

Use this document to:

- * Compare current ratings of properties to see which properties are more energy efficient
- * Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,715
Over 3 years you could save	£ 339

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 168 over 3 years	<div style="border: 1px solid green; padding: 5px; background-color: #4f81bd; color: white; width: fit-content; margin: auto;"> You could save £ 339 over 3 years </div>
Heating	£ 1,662 over 3 years	£ 1,512 over 3 years	
Hot Water	£ 816 over 3 years	£ 696 over 3 years	
Totals	£ 2,715	£ 2,376	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(15-20) G

Not energy efficient - higher running costs

Current	Potential
64	68

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 187
2 Low energy lighting for all fixed outlets	£ 15	£ 37
3 Heat recovery system for mixer showers	£585 - £725	£ 120

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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