



Berkshire Road, Manchester - Offers Over £340,000

Julie Twist Properties are delighted to present this stunning three bedroom semi-detached property ideally located on a quiet street with excellent access to the city centre. The property is immaculately presented throughout and we recommend to book a viewing to appreciate the size and finish of the accommodation on offer.

Upon entering the property, the entrance hall provides access to a well-appointed kitchen diner, with a selection of wall and base units, sink with drainer, gas hob and integrated appliances. To the rear of the property, the well-proportioned living room has french doors opening on to the rear enclosed garden, which enjoys decked areas. To the first floor, there are three comfortable double bedrooms, the main of which has fitted wardrobes. On the first floor there is also a main bathroom and there is a second WC on the ground floor.

- Semi-Detached House
- Beautifully Presented Throughout
- Back Garden with Paved Area
- Three Bedrooms
- Private Driveway with Front Garden
- Excellent Access to the City
- Short Walk to Ancoats
- Downstairs WC



DESCRIPTION

The location benefits from only being a short walk into Ancoats main square which hosts a number of trendy and top rated restaurants, bars and cafes. Ancoats has become one of the most desirable locations in Manchester and benefits from the recently developed New Islington Marina which offers stunning green space overlooking the water and a number of restaurants, bars and bakery.

GENERAL

Rental Yield: 5.65% (based on an expected rental income of £1600pcm)
Service Charge: £0
Ground Rent: £200pa
Lease: 250 Years from 1st January 2017
Council Tax Band: B
Square Footage: 848 sqft / 78.8 sq.m

HALLWAY

Laminate flooring, ceiling lights, access to under-stair storage, radiator and separate WC.

LIVING ROOM

Double glazed french doors opening up onto the immaculately presented garden, laminate flooring, ceiling lights and radiator.

KITCHEN

The kitchen comprises wall and base units, integrated fridge/freezer, plumbing for dishwasher, built in gas hob and extractor over, stainless steel sink with mixer tap and drainer, tiled flooring, spotlights and cupboard housing boiler.

MASTER BEDROOM

Double glazed window, carpeted flooring, radiator, ceiling lights and built in wardrobe.

BEDROOM 2

Double glazed window, carpeted flooring, radiator and ceiling lights.

BEDROOM 3

Double glazed window, carpeted flooring, radiator and ceiling lights.

MAIN BATHROOM

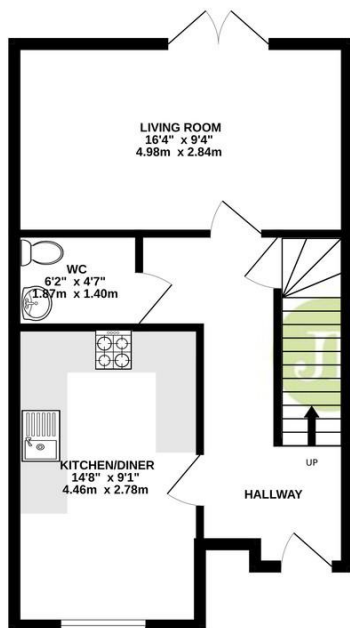
To the first floor, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

OUTSIDE SPACE

Driveway with parking available, front garden and large back garden both with paved and grass areas.



GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.7 sq.m.) approx.



IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

