



## **Landos Road, Manchester - Asking Price of £280,000**

Julie Twist Properties welcome to the market this modern end of terrace house located on Landos Road. The ground floor consists of an entrance hallway, fully fitted kitchen with integrated appliances, a WC / cloakroom and a spacious living area with French doors opening to an immaculately maintained private garden. On the first floor you will find two good sized double bedrooms and a three-piece bathroom suite. The property also benefits from driveway parking.

Miles Platting, a vibrant neighborhood located just a stone's throw from the heart of Ancoats, Manchester. This dynamic area seamlessly blends urban convenience with a sense of community, ideal for those seeking a balanced lifestyle.

Residents enjoy easy access to an array of local amenities, including shops, cafes, and parks, making everyday living a breeze. With excellent transport links, including nearby train and tram stations, commuting to Manchester city center and beyond is effortless.

- Two Double Bedrooms
- End Terrace House
- Private Driveway with Front Garden
- Large Back Garden with Paved Area
- Downstairs WC
- Excellent Access to the City
- Short Walk to Ancoats
- Immaculate Condition Throughout

**GENERAL**

Rental Yield: 5.6% (based on an expected rental income of £1,300 pcm)  
 Service Charge: £0  
 Ground Rent: £200 per annum  
 Lease: 250 Years from 1st January 2017  
 Council Tax Band: A  
 Square Footage: 754 sq. ft (excluding garden)

**HALLWAY**

A spacious entrance hallway with laminate flooring, ceiling lights and radiator.

**BATHROOM**

Accessed via the hallway, WC, wash hand basin with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

**KITCHEN**

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

**LIVING ROOM**

Double glazed French doors opening up onto the immaculately maintained garden with decking, carpeted flooring, ceiling lights and radiator.

**BEDROOM 1**

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

**BEDROOM 2**

Large second bedroom with double glazed window, carpeted flooring, radiator and ceiling lights.

**BATHROOM**

Accessed via the 1st floor, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

**OUTSIDE SPACE**

Private driveway with parking available. The rear garden has been completely landscaped, with a large composite decking area, large flower bed and an AstroTurf surface meaning you can enjoy this beautiful outside space with zero maintenance required!



GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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 were 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.