



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



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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

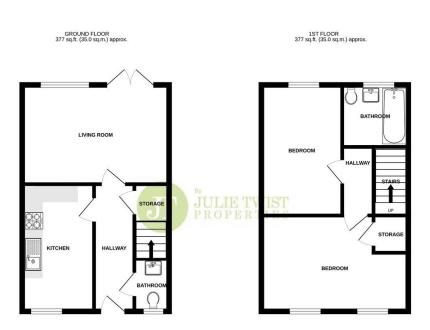
Large second bedroom with double glazed window, carpeted flooring, radiator and ceiling lights.

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

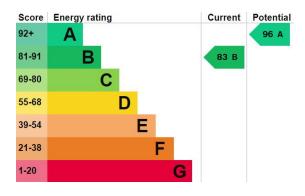
Private driveway with parking available. The rear garden has been completely lands caped, with a large composite decking area, large flower bed and an AstroTurf surface meaning you can enjoy this beautiful outside space with zero maintenance required!











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

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