



Berkshire Road, Manchester - Offers Over £375,000

Julie Twist Properties are pleased to present this three-bedroom semi-detached house, ideally situated on a peaceful street with excellent access to the City Centre. Upon entering the property, the hallway leads to a well-equipped kitchen/dining area, complete with integrated appliances. There is also access to two storage cupboards and a downstairs WC.

At the rear of the property, the spacious living room offers French doors leading onto a well-maintained, enclosed garden featuring decked areas.

On the first floor, you'll find three generously sized bedrooms, with the main bedroom benefiting from an ensuite bathroom. Additionally, there is a main bathroom which is accessed via the landing.

The property is ideally located just a short walk from Ancoats' main square, home to a selection of popular and trendy restaurants, bars, and cafes.

- Semi-Detached House
- Spacious Back Garden with Paved Area
- Three Bedrooms
- Private Driveway with Front Garden
- Two Bathrooms and an Additional WC
- Spacious and Bright
- Short Walk to Ancoats
- Excellent Access to the City



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GENERAL

Rental Yield: 5.76% (Based on expected rental price of £1800pcm)
Ground Rent: £200 per annum
Ground Rent Escalation Clause: Review ed every 10 years inline w ith RPI
Lease: Lease: 250 years from 2019
Square Footage: 1082 sq.ft / 100.5 sq.m approximately
Council Tax Band: B

HALLWAY

Carpeted flooring, ceiling lights, access to two storage cupboard and wall mounted heater.

KITCHEN/DINING

The kitchen comprises wall and base units, integrated fridge/freezer, integrated dishwasher and washing machine, built-in oven with four ring hob and extractor over, sink w ith mixer tap and drainer, tiled flooring, spotlights and extractor.

WC

Tiled flooring, w all mounted heater, spotlights, WC and sink w ith mixer tap.

LIVING AREA

Double glazed w indow and double glazed French doors leading onto large garden with paved areas, carpeted flooring, wall mounted heater, phone/TV point and ceiling lights.

BEDROOM 1

Double glazed w indow , carpeted flooring, wall mounted heater, ceiling lights and entrance to the ensuite.

ENSUITE

Accessed via the bedroom 1, the ensuite comprises of a shower cubicle, WC, sink w ith mixer tap, wall mounted heater, partially tiled w alls, tiled flooring, extractor and spotlights.

MAIN BATHROOM

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled w alls, tiled flooring, extractor, spotlights and access to storage cupboard.

BEDROOM 2

Double glazed w indow , carpeted flooring, wall mounted heater and ceiling lights.

BEDROOM 3

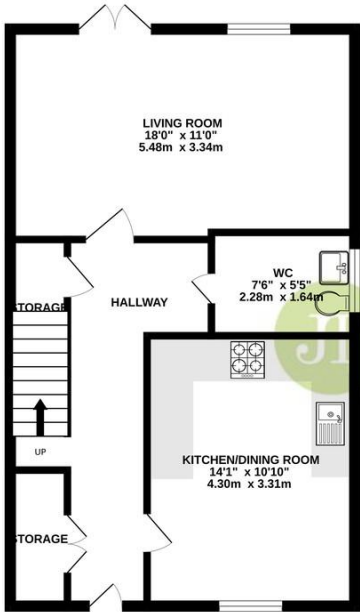
Double glazed w indow , carpeted flooring, w all mounted heater and ceiling lights.

OTHER

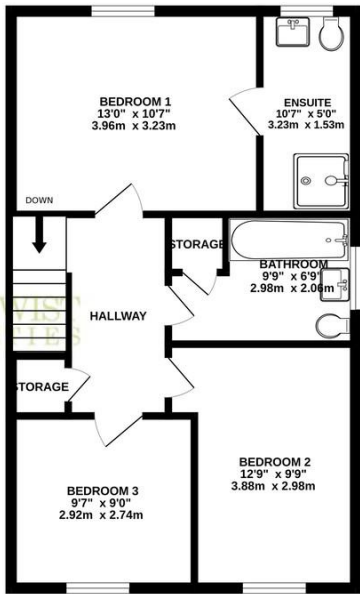
Drivew ay with parking available, front garden and large back garden both with paved and grass areas.



GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.3 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.

