



**34 Mapledon Road, Moston  
Manchester M9 4QG**

**£205,000**

Hyde Estates are pleased to offer this three bedroom, modern built semi-detached property for sale. Whilst requiring modernisation the property presents an excellent opportunity for first time buyers or investors looking to purchase in the increasingly popular area of Moston, with excellent public transport links to Manchester City Centre. Conveniently situated close to shops, schools and green spaces. Benefits off street parking and a generously proportioned rear garden. Offered with no onward chain.





Accommodation

Briefly comprising; entrance hall, guest WC and living room with feature fireplace and laminate flooring. The dining kitchen is fitted with a collection of wall and base units with inset gas hob/oven/grill, extractor hood and stainless steel sink unit. Plumbing for a washing machine, space for fridge/freezer and family sized dining suite. Benefits French doors to the rear garden and understairs storage cupboard. The first floor offers three bedrooms, two of which are well proportioned double rooms with the third single room having a built in cupboard. The three piece bathroom suite comprises; wc, washbasin and bath with overhead shower. Tiled splashbacks and frosted window.

Room Measurements

- Living room: 15`9" x 14`7"
- Dining kitchen: 14`7" x 8`3"
- Guest WC: 5`9" x 2`8"
- Bedroom 1: 14`1" x 8`7"
- Bedroom 2: 10`1" x 8`7"
- Bedroom 3: 10`4" x 5`9" at extremes
- Bathroom: 6`2" x 5`11"

Gardens

To the front of the property is a lawned area tarmac drive, gated access to the rear garden with paved patio and generous lawn.

Parking

Tarmac drive to the front provides off street parking for at least one vehicle.

Tenure

We understand from the Vendor that the property is leasehold subject to a 999 year lease which commenced in January 1998. Subject to an annual ground rent.

Council Tax

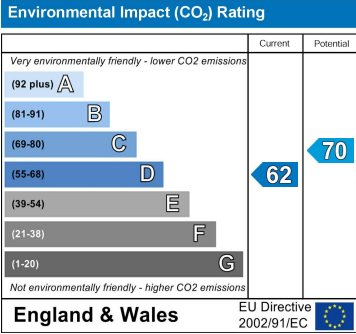
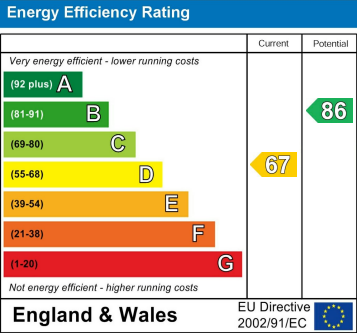
Manchester Council, Band B.

Fixtures & Fittings

Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

Viewings

All viewings to be arranged via Hyde Estates and Letting Agents 0161 773 4583.



1 St. Margarets Road, Prestwich, Manchester, M25 2QB