



FLAT 2 DEVON MEWS DEVON AVENUE
Manchester, M45 8QQ
Offers In Excess Of £145,000

DEVON MEWS DEVON AVENUE

Property at a glance

- THREE BEDROOMS (Two double)
- FIRST FLOOR APARTMENT
- CLOSE TO THE METROLINK STATION
- LOUNGE/DINER & SEPARATE BREAKFAST/KITCHEN
- IMMACULATE CONDITION
- TANDEM GARAGE

Deceptively spacious three bedroom first floor apartment located in the Whitefield area just off Bury New Road. Unusually the property also comes with an integrated tandem garage below and really must be viewed to appreciate the size of the accommodation on offer. The location is ideal for commuting to Manchester City centre and surrounding towns with the Metrolink being only one minute walk and also has numerous shops, bars and restaurants on your doorstep. In brief the property comprises of entrance hall, lounge/diner with separate breakfast kitchen, three bedrooms (two being double) and family shower room the property is double glazed and has under floor heating. The property is ideal for first time buyers, families and buy to let investment.

Tenure Leasehold - 998 yrs from 27 August 1974

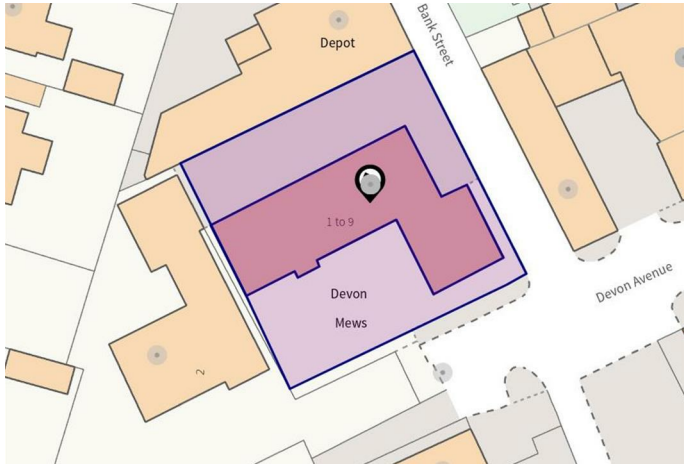
Service charge £360 per year

Buildings insurance £313.95 per year

Council Tax Band - B

EPC - E







Floor 1 Building 1



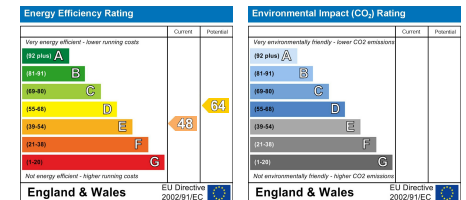
Floor 0 Building 2

Approximate total area^m
96.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.