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24 CRESCENT AVENUE
Manchester, M25 9NU
£127,000

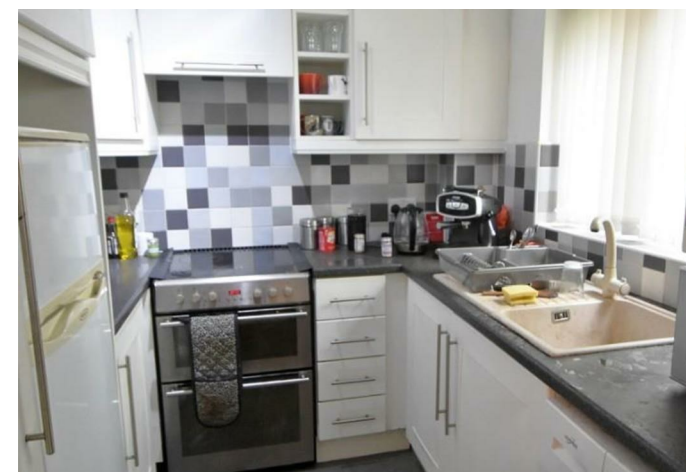
24 CRESCENT AVENUE

Property at a glance

- GROUND FLOOR APARTMENT
- TWO BEDROOMS (MASTER FITTED)
- IDEAL FIRST TIME BUY OR BUY TO LET
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- COMMUNAL GARDENS & PARKING

Well presented two bedroom ground floor apartment which is offered to the market with no onward chain. Ideally located for local shops, transport links to Manchester city centre and places of worship. The property would be ideal for a first time buyer, those looking to downsize or would make a superb buy to let investment. The accommodation on offer comprises of an entrance hallway, lounge/diner kitchen, two good sized bedrooms with the master has fitted wardrobes and three piece family bathroom. The apartment is fully double glazed and warmed by gas fired central heating. Externally there is off road parking and communal gardens.

Leasehold 125 years from 13 march 2015
Service charge £65.08 per month
Council Tax Band A





GROUND FLOOR
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 483 sq.ft. (44.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
102 plus	A			102 plus	A		
81-101	B			81-101	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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

www.pearsonferrier.co.uk



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