



pearson
ferrier®



10 PRINCESS ROAD
, M25 1HL
No Offers £215,000

10 PRINCESS ROAD

Property at a glance

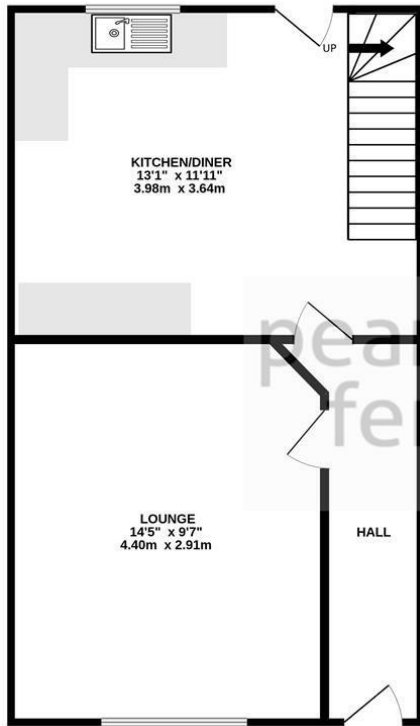
- bay fronted mid terrace
- two bedrooms
- PVC double glazing & GCH system
- spacious lounge with bay window
- fitted kitchen with integrated appliances
- modern family bathroom
- conveniently placed for easy access to all local amenities including Prestwich Metrolink station providing easy access to Manchester City centre
- offered for sale with vacant possession and no onward chain

This two bedroom mid-terrace property is situated in a popular location, only a short walk to Prestwich Village. With a local convenience store round the corner, Heaton Park and Prestwich Metrolink station within walking distance and a short drive to the motorway network, this property would be ideal for working professional couples or a small family. Briefly comprising; entrance hallway, lounge, dining kitchen, first floor landing, 2 double bedrooms and a family bathroom. Externally, there is a small patio area to the front of the property and a larger, patio garden to the rear. Offered on an unfurnished basis, the property is End of February 2015. Tenancy referencing and application fees are £230 overall for this property inclusive of vat.

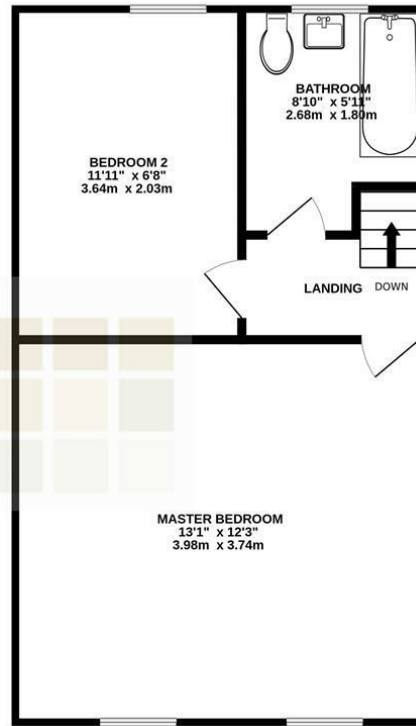




GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 1078 sq.ft. (100.1 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 mis-statement. 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 | | | | | | |
| 62-80 C | 62-80 C | | | | | | |
| 43-61 D | 43-61 D | | | | | | |
| 23-42 E | 23-42 E | | | | | | |
| 3-22 F | 3-22 F | | | | | | |
| 1-2 G | 1-2 G | 1 | 1 | | | 1 | 1 |
| Not energy efficient - higher running costs | Not environmentally friendly - higher CO ₂ emissions | | | | | | |
| England & Wales | England & Wales | EU Directive 2002/91/EC | | EU Directive 2002/91/EC | | | |

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