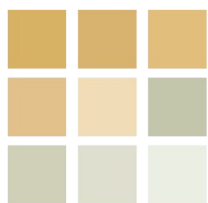




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80 ALBION STREET
Manchester, M26 1BH
Offers In The Region Of £150,000

80 ALBION STREET

Property at a glance

- garden fronted mid-terrace
- two bedrooms plus loft room
- PVC double glazing & GCH system
- spacious lounge
- modern fitted kitchen with integrated appliances
- PVC double glazed conservatory
- neutral decor and recently installed carpets
- modern four piece family bathroom
- detached garage to the rear
- offered for sale with vacant possession and no onward chain

A neatly presented and well maintained two bedroom garden fronted mid-terrace conveniently placed for easy access to all local amenities including local schools, shops and transport networks including Radcliffe met station which is only a short walk away and provides easy access to Manchester City Centre and surrounding areas. The property is offered for sale with vacant possession and no upward chain and further features include: PVC double glazing, gas central heating system, feature lounge, spacious dining kitchen with integrated appliances, PVC double glazed conservatory, two generous sized bedrooms plus a loft room and a modern four piece family bathroom. Outside - small garden to the front and a patio garden to the rear with access to the detached single garage. The accommodation briefly comprises: porch, lounge, dining kitchen, PVC double glazed conservatory, first floor, two bedrooms plus a loft room & family bathroom. Outside - small patio garden to the front and a patio garden to the rear with access to the detached single garage.

Additional Information:

Tenure - Leasehold

Term of the lease - 999 years (876 years remaining)

Ground Rent Payable - £2.00 per annum

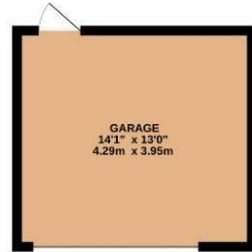
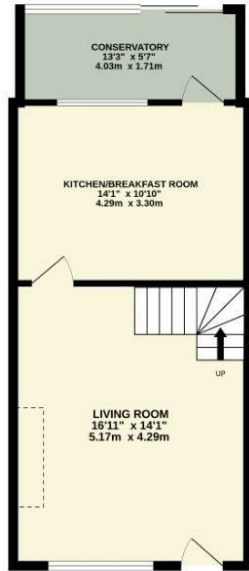
Council Tax band A payable to Bury MBC. Council Tax rates amount for 2025-26 = £1609.72

EPC Rating: D

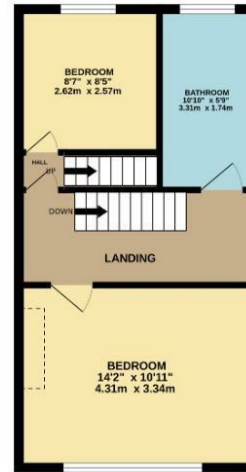




GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



2ND FLOOR
184 sq.ft. (17.1 sq.m.) approx.

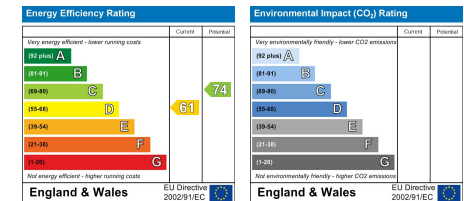


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TOTAL FLOOR AREA : 1221 sq.ft. (113.4 sq.m.) approx.

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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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.

