



Southern Street, Manchester

By Auction £130,000

** FOR SALE BY MODERN METHOD OF AUCTION **

Nestled in the vibrant heart of Manchester on the cobbled stoned street of Southern Street, this charming one-bedroom apartment on Southern Street offers a perfect blend of modern living and urban convenience.

Upon entering, you will be greeted by a welcoming atmosphere that flows throughout the apartment. The spacious bedroom provides a serene retreat, while the well-appointed bathroom features modern fixtures and finishes, ensuring comfort and functionality. The open-plan living area is perfect for entertaining guests or enjoying a quiet evening in, with ample natural light creating a warm and inviting space.

The location is truly a standout feature, with easy access to a plethora of local amenities, including shops, restaurants, and parks. Excellent transport links are also nearby, making commuting a breeze and allowing you to explore all that Manchester has to offer.

This apartment represents a fantastic opportunity to embrace city living in a well-maintained property. Whether you are looking to invest or find your next home, this delightful apartment on Southern Street is not to be missed.

Service Charge: Approx £1403 per annum



Open Plan Living Kitchen
 4.990 x 3.563 (1.22m.301.75m x 0.91m.171.60m)
 Furnished with a range of wall mounted and base level units with work top surfaces over incorporating a sink and drainer unit. Built in electric oven and grill with a four ring induction hob and extractor vent with lighting over. Space for a fridge freezer, plumbing for a dishwasher.
 Wall mounted electric heater, doors opening to a Juliet balcony, continuation of the wood effect flooring.

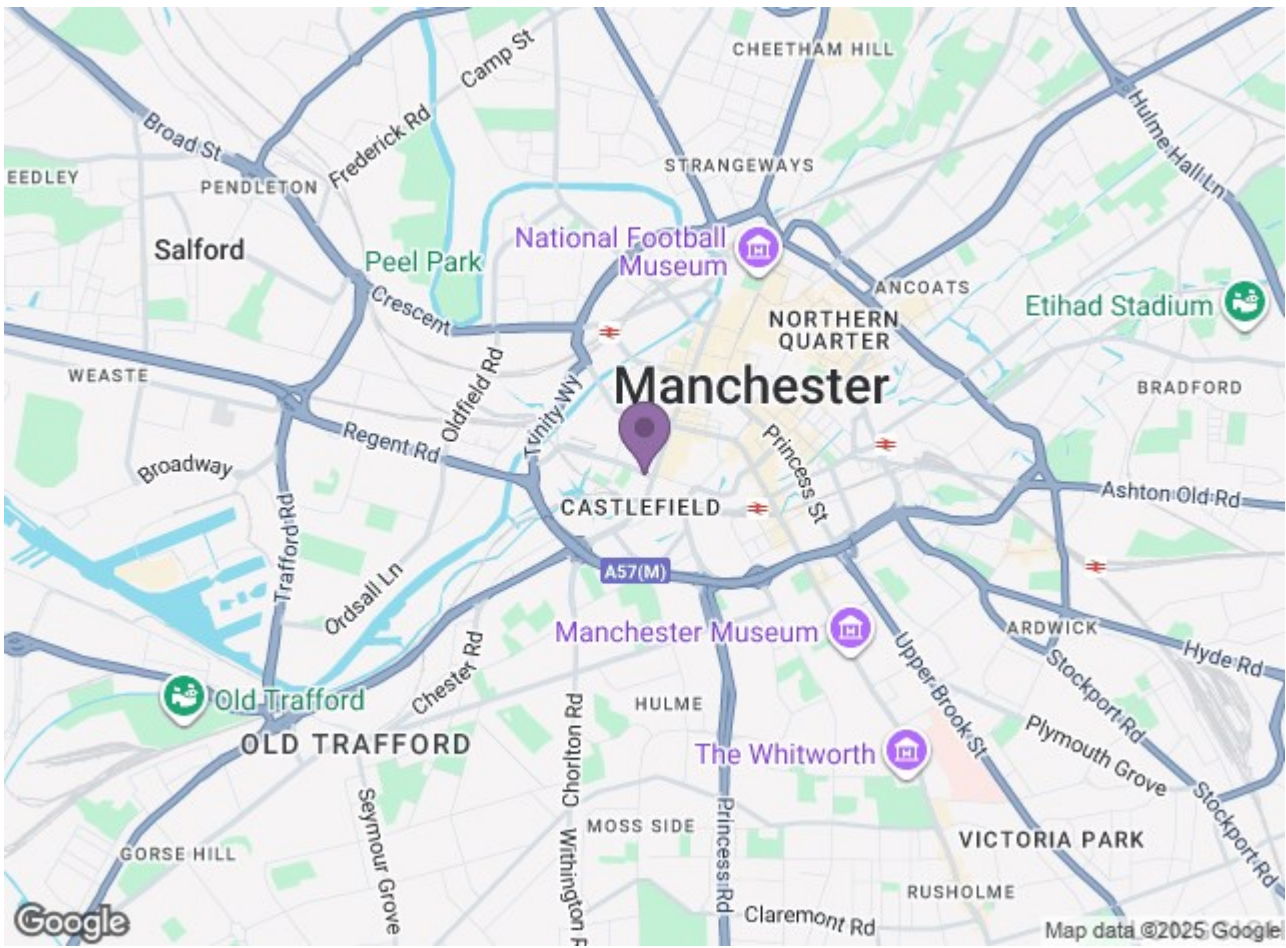
Bedroom
 12'9" x 10'8" (3.891 x 3.262)
 Double glazed window, wall mounted electric heater.

Bathroom
 7'7" x 6'1" (2.328 x 1.857)
 Furnished with a three piece suite comprising: Panlled bath with a wall mounted mixer shower over and shower screen, pedestal wash hand basin and a low level WC. Fully tiled walls, Tiled flooring, chrome heated towel rail, extractor fan.

Auctioneer Comments
 This property is for sale by Traditional Auction. Exchange takes place immediately with completion within 28 days. The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange. Interested parties' personal data will be shared with the Auctioneer (amsold Ltd).
 The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the



Whilst every attempt has been made to ensure the accuracy of the floor plan 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
74	85	D	C