



NPE

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For Sale

6 Abbeydale Road, Moston - EPC: £250,000



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****BUILT BY JONES HOMES CIRCA 2011****DECEPTIVELY SPACIOUS****MODERN INTERIOR****IDEAL FOR FIRST TIME BUYERS, INVESTORS AND FAMILIES****3 GOOD SIZED BEDROOMS****LOTS OF POTENTIAL****VIEWING HIGHLY RECOMMENDED****EV CHARGER****We offer for sale this modern and spacious 3 bedroom semi detached property located on the popular Abbeydale Road. The property is double glazed throughout and is combi gas centrally heated. The property briefly comprises: Entrance porch, downstairs WC, lounge, dining kitchen. 1st floor landing, 3 good sized bedrooms and a modern family bathroom. Externally, the property benefits from off road parking in the form of a 2 car driveway and a garden to the rear with artificial lawn, patio and shed. Viewing is highly recommended to appreciate the potential the property poses.

Entrance Porch

Radiator.

Downstairs WC

Wash basin. Ceramic floor tiled. Radiator.

Lounge

14'7x14'11 (4.45mx4.55m)

Open plan stairs off. Radiator.

Dining Kitchen

9'4x14'10 (2.84mx4.52m)

Modern fitted wall and base units incorporating oven, hob and extractor. Stainless steel sink and drainer. Part wall tiled. Ceramic floor tiled. Plumbed for washer. Combi gas central heating boiler. Under stairs storage. Radiator. French doors to rear.

1st Floor Landing

Spindled balustrade. Radiator.

Bedroom 1

12'3x8'8 (3.73mx2.64m)

Front aspect. Radiator.

Bedroom 2

11'7x8'0 (3.53mx2.44m)

Radiator. Loft access.

Bedroom 3

10'9x6'7 (3.28mx2.01m)

Radiator.

Bathroom

Modern 3 piece white suite with waterfall shower to bath. Ceramic wall and floor tiled. Heated towel rail.

External

Externally, the property benefits from a double driveway with space to accommodate 2 vehicles as well as an EV charging port. To the rear, the property has a private garden complete with artificial lawn, patio and shed.

Tenure & Council Tax

We have been advised that the property is Leasehold on a 999 year term with 987 years remaining. The Ground Rent is £140 per annum. The Council Tax is in Band B with Manchester Council.

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