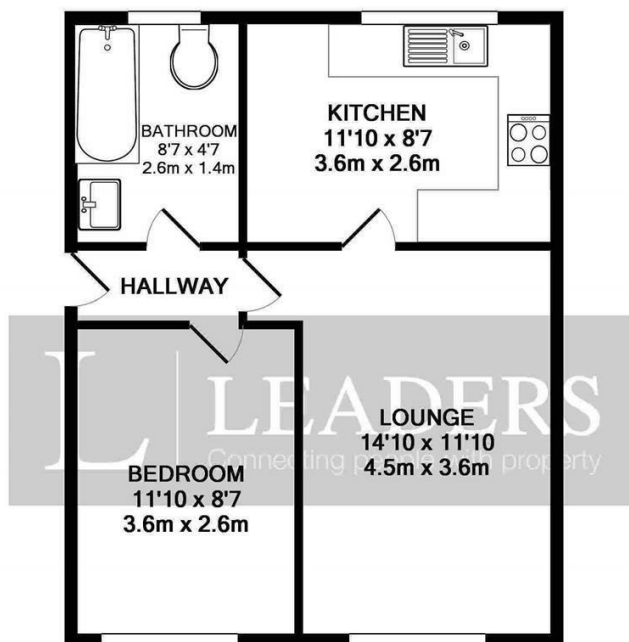


Asking Price £78,950

Watkins Drive, Manchester







TOTAL APPROX. FLOOR AREA 427 SQ.FT. (39.7 SQ.M.)

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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We are delighted to offer for sale the opportunity for a first time investor or alike to purchase this first floor maisonette situated within a popular residential location of Manchester, the property in brief consists of 1 bedroom, 1 reception room, kitchen/diner, bathroom communal gardens and its own entrance. Viewing is considered a must to fully appreciate the accommodation on offer.

Lounge
14'10 x 11'10 max

kitchen/diner
11'10 x 8'07


bedroom 1
11'10 x 8'09

Bathroom
8'09 x 4'07

EPC

Disclaimer (FAL)

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Manchester



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