



19 Canberra Street

, Manchester, M11 4NL

Asking Price Of £99,995

A wonderful opportunity to acquire a two bedroom mid terraced property situated in a fantastic location in regenerated Clayton. The property offers fantastic family living accommodation and briefly comprises entrance hall, lounge, 2nd reception with under stairs storage, this leads to a good sized galley kitchen with integrated appliances and downstairs w.c To the first floor there are two good sized bedrooms and a large combined bathroom with separate shower. The property is currently tenanted and rental income is available upon request, the property is required can be sold with vacant possession.

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PROPERTY DESCRIPTION

This property is situated in a fantastic location in Clayton in easy walking distance to the Tram Stop. The property is a mid terraced two bedroom property and is presented to a good standard. Canberra St has great street parking and the property is not overlooked on the front. The property currently has tenants in situ - annual income is available upon request but it can also be sold with vacant possession.

HALL

3' 1" x 2' 5" (0.96m x 0.75m)
Hall with access to the lounge with neutral décor.

LOUNGE

12' 2" x 9' 0" (3.73m x 2.75m)
Lovely lounge with window to the front elevation. Carpet to flooring.

2ND RECEPTION LOUNGE

13' 5" x 12' 5" (4.09m x 3.81m)
This room is currently used as the main lounge, there is a window to the rear elevation, door leading to the kitchen, great under stair storage.

KITCHEN

13' 1" x 6' 2" (3.99m x 1.89m)
Large Galley Kitchen with a range of beige / wooden wall and base units with integrated appliances and space for white goods.

DOWNSTAIRS CLOAKROOM

6' 2" x 4' 5" (1.89m x 1.35m)
This property has the benefit of a downstairs w,c with handbasin.

BEDROOM

9' 8" x 12' 11" (2.95m x 3.95m)
Master bedroom is neutral décor with window to front elevation.

BATHROOM

4' 10" x 8' 2" (1.48m x 2.49m)
A combined bathroom which comprises bath, low level wc, wash hand basin and separate corner shower.

BEDROOM

6' 8" x 12' 11" (2.04m x 3.95m)
Bedroom two with neutral décor and window to the rear elevation.

Viewing

Viewing strictly by appointment through the Agents

Mortgage information

We at Beech Property have an in house, independent Financial Advisor. They have a wealth of experience in the highly competitive area of mortgage rates and available products. By our arranging ab appointment to discuss you requirements, you will receive professional and independent mortgage advice that will be entirely appropriate to your own circumstances, may well save you money and speed up the hole transaction.

Services (not tested)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Disclaimer.

Your home may be repossessed if you do not keep up repayments on a mortgage.

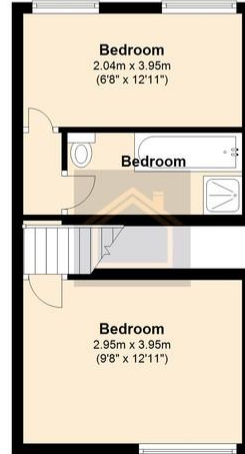
Ground Floor

Approx. 40.2 sq. metres (432.5 sq. feet)



First Floor

Approx. 25.9 sq. metres (278.9 sq. feet)



Total area: approx. 66.1 sq. metres (711.4 sq. feet)

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