



105 Rawsthorne Avenue, Gorton, Manchester, M18 7GA

£99,950

- Modern 3 bedroom mews house
- En-suite shower room to master bedroom
- Additional ground floor WC
- Lounge with French doors to rear garden
- Fitted dining kitchen with oven & hob
- uPVC double glazing
- Gas central heating
- Parking Space in gated car park
- Gardens to front and rear
- Vacant and chain free

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**O'Connor
Bowden**

Romiley 0161 406 0044 Marple 0161 427 2971

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PROPERTY DESCRIPTION:

Modern three bedroom mews property with many modern enhancements including an en suite shower room to the master bedroom, family bathroom and additional ground floor WC. The property has uPVC double glazing, gas central heating, lawned gardens and off road parking. Although requiring decorative improvements the property offers excellent value for money and is offered for sale with vacant possession and no Vendor chain.

The accommodation comprises; canopy porch; entrance hallway, ground floor WC, dining kitchen fitted with a range of modern units and built in oven & hob, lounge with feature open plan staircase leading to the first floor, under stairs storage area and uPVC 'French doors' opening to the rear garden. On the first floor, there is a landing with airing cupboard; master bedroom with en-suite shower room, two further bedrooms and a family bathroom with a three piece suite. Externally the property has lawned gardens to the front and rear and an allocated car parking space to the rear of the property in the gated car residents car park.

Entrance Hall

Entrance door. Door to ground floor WC. Door to lounge. Door to kitchen.
Ground Floor WC – Low level WC and wash hand basin suite. Extractor fan. Central heating radiator.

Lounge – 5.5m x 4.4m (18'1 x 14'6)

Stairs to first floor accommodation. uPVC double glazed French doors to rear garden. Central heating radiator.

Kitchen – 4.0m x 2.3m (13'0 x 7'8)

Fitted with a range of modern wall, drawer and base units, work surfaces and single drainer stainless steel sink unit. Built in oven and hob. Plumbing for automatic washing machine. uPVC double glazed window to front. Central heating radiator.

First Floor Landing

Doors to bedrooms and bathroom. Built in airing cupboard housing hot water tank.

Bedroom One – 3.4m x 2.6m (11'1 x 8'5)

Door to en suite shower room. uPVC double glazed window to rear. Central heating radiator.

En Suite Shower Room

Fitted with a modern white suite with chrome fittings comprising of: shower enclosure, wash hand basin and low level WC. Tiled splash back areas. Central heating radiator. Extractor fan.

Bedroom Two – 3.7m x 2.7m (12'0 x 8'9)

uPVC double glazed window to front. Central heating radiator.

Bedroom Three – 2.7m x 2.0m (8'8 x 6'6)

uPVC double glazed window to front. Central heating radiator.

Bathroom – 1.8m x 1.7m (5'10 x 5'8)

Fitted with a modern white suite comprising of : Panelled bath, pedestal wash hand basin and low level WC. Extractor fan. Central heating radiator.

Gardens and Parking

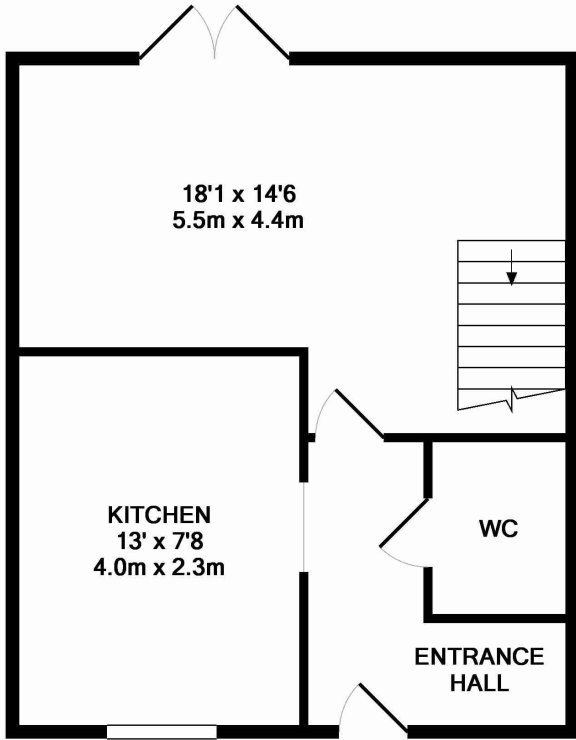
Lawned front garden area. Enclosed lawned rear garden with gate to side to parking area. Numbered parking space to the gated car park at the side of the property.

Service Charge

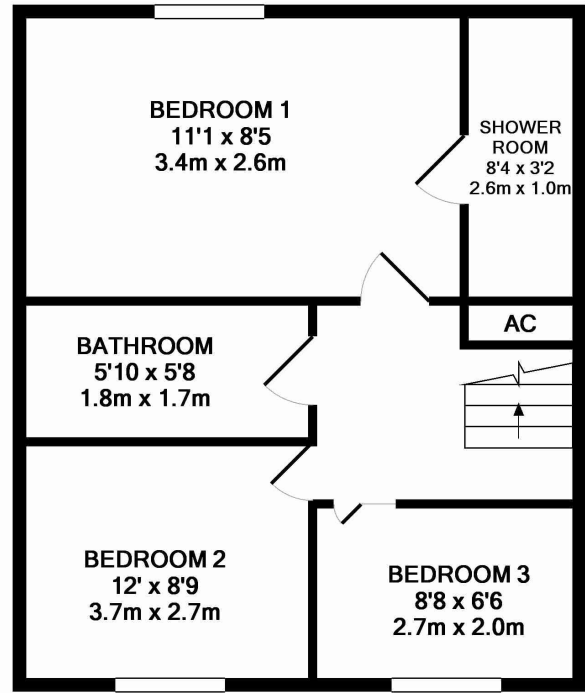
We are advised that a yearly service charge is levied for the up keep of the communal gated car park. Interested parties are advised to instruct their Solicitor to confirm the details of the charges.



FLOOR PLANS:



GROUND FLOOR
APPROX. FLOOR AREA
486 SQ.FT.
(45.2 SQ.M.)

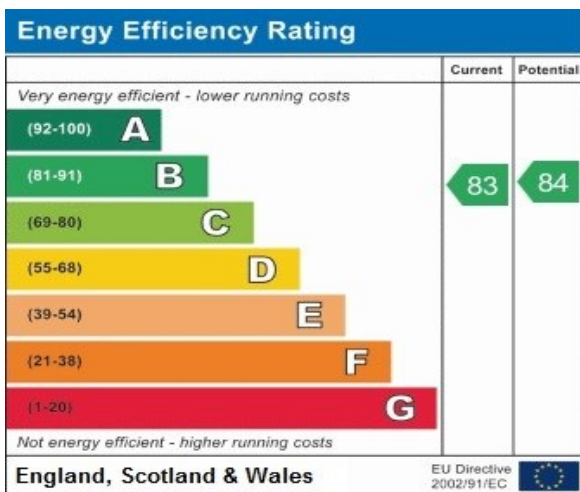


1ST FLOOR
APPROX. FLOOR AREA
486 SQ.FT.
(45.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 973 SQ.FT. (90.4 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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EPC:



ADDITIONAL SERVICES:

Mortgage Information

The Mortgage Advice Bureau works with O'Connor Bowden to provide independent mortgage advice its clients. Advice is totally independent and will be specifically tailored to your needs and circumstances which could be for your first home, moving home, Investing in property or remortgaging.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Mortgage Advice Bureau is a trading name of Truly Independent Mortgage Experts Limited which is an appointed representative of the following companies which are authorised and regulated by the Financial Conduct Authority for advising on and arranging the following: Mortgage Advice Bureau Limited for mortgages. Mortgage Advice Bureau (Derby) Limited for insurance. Truly Independent Mortgage Experts Limited. Registered Office: Horley Green House, Horley Green Road, Halifax HX3 6AS. Registered in England Number: 08124266

Letting & Management

If you have or you are considering purchasing a property for rental and investment, please contact Stephen Bowden or Tracey Bowden for specialist letting and management advice.

O'Connor Bowden provides asset and tenancy management services to hundreds of landlords together with a range of investor based support services including; valuations, appraisals, disposal, acquisition and performance improvement plans.

Investment Property

O'Connor Bowden has sourced 1,000s of residential investment properties in Manchester and Cheshire. We have a worldwide network of clients we help to successfully grow, develop and maintain their property investment portfolios. Clients range from individual buy-to-let landlords with one property to large corporate investment companies. We source and sell property to order; individual buy to let property; investment portfolios, new development and off-plan investment deals.

DISCLAIMER:

THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

All measurements are approximate.

MISREPRESENTATION ACT 1967: The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the details is hereby excluded

Offices at:

13 Stockport Road, Marple, Stockport, Cheshire, SK6 6BD
Bank Chambers, 1 Compstall Road, Romiley, Stockport, Cheshire, SK6 4BT
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Lumiere Building, 38 City Road East, Southern Gateway, Manchester, M15 4QL
Skyline Central 2, 10-12 Rochdale Road, Northern Quarter, Manchester, M4 4JR



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