



23 Acre Street, Denton, Manchester, M34 2BB

£74,950

- Spacious Mid Terrace
- Three Bedrooms
- Lounge & Dining Kitchen
- Modern Bathroom Fittings
- Gas Central Heating
- uPVC Double Glazing
- Very Convenient Location
- Close to Local Park and Schools

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**O'Connor
Bowden**

Romiley 0161 406 0044 Marple 0161 427 2971

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PROPERTY DESCRIPTION:

Spacious three bedroom mid terrace situated in a popular and convenient location with a pleasant Childrens play area along the street and local schools and shops nearby. Denton is well served with shopping and recreational facilities and there are regular bus services into Manchester City Centre and neighbouring districts. The property features combi gas central heating and uPVC double glazing and comprises of: Entrance vestibule, lounge, fitted dining kitchen with built in oven & hob, rear porch, bathroom fitted with a modern white suite with chrome fittings, first floor landing and three good size bedrooms. Externally there is an enclosed yard area to the rear.

The property is currently let at £500.00 PCM. The Tenancy ends on 21st September 2016, Buyers requiring vacant possession can arrange for completion to take place on or after 21st September. O'Connor Bowden are the Managing Agents.

Entrance Vestibule

uPVC entrance door. Panelled door to lounge.

Lounge 3.91m x 3.58m

Decorative fireplace with wooden surround and marble effect hearth. Door to dining kitchen. uPVC double glazed window to front. Central heating radiator.

Dining Kitchen 3.85m x 3.85m

Fitted with a range of wall, drawer and base units, work surfaces and single drainer sink unit. Built in oven and hob. Wall mounted central heating / hot water boiler. Door to rear porch. Central heating radiator. uPVC double glazed window to rear.

Rear Porch

Door to bathroom. uPVC double glazed door to side to rear yard.

Bathroom 2.10m x 1.41m

Fitted with a modern white suite with chrome fittings comprising of: Panelled bath with mixer tap and shower extension, pedestal wash hand basin and low level WC. PVC wall cladding. uPVC double glazed window to side. Central heating radiator.

First Floor Landing

Doors to bedrooms. Built in storage cupboard.

Bedroom One 3.88m x 3.62m

Built in wardrobe with garment rail and shelving. Central heating radiator. uPVC double glazed window to front.

Bedroom Two 2.84m x 1.70m

Central heating radiator. uPVC double glazed window to rear.

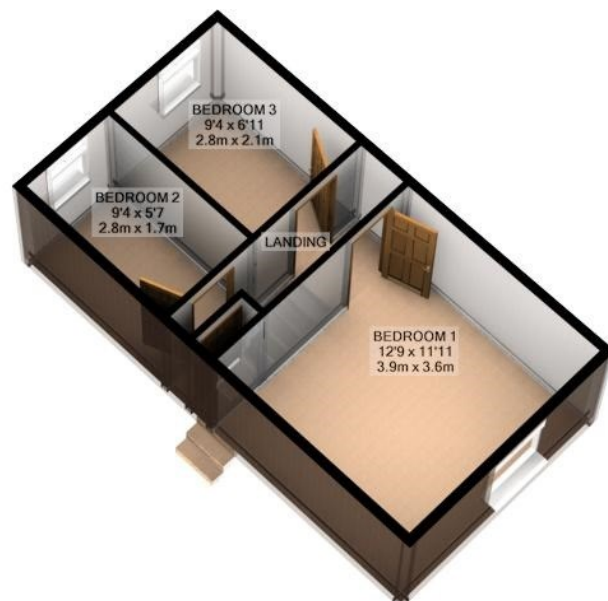
Bedroom Three 2.84 x 2.01m

Central heating radiator. uPVC double glazed window to rear.

Exterior

Walled yard area with gate to rear access passageway.

FLOOR PLAN:



1ST FLOOR
APPROX. FLOOR
AREA 307 SQ.FT.
(28.6 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 370 SQ.FT.
(34.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 678 SQ.FT. (63.0 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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GALLERY:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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
1 & 2 Damaz Building, Sharp Street, Manchester, M4 5BZ
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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