

Three bed Modern House
Tarleton Street, Grove Village, Manchester

£225,000

Tarleton Street, Grove Village, Manchester, M13 9BS

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This town house, built by Gleeson homes offers accommodation set over two floors, garden to the rear, three bedroom, two bathroom and a W.C. The property benefits from gas central heating, double glazing and NO CHAIN.



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Whilst we endeavour to ensure the accuracy of property details, we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. Neither have we had sight of legal documents to verify Planning Permission or the Freehold or Leasehold status of any property. Buyers are advised to obtain verification from their solicitor and/or surveyor. Items shown in photographs are not included; they may be available by separate negotiation. Although we try to ensure the accuracy of measurements, we recommend if potential purchasers require accurate measurements to order flooring, or to ensure existing furniture will fit, they should take their own measurements.



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About the area

Grove Village is located on the outskirts of Manchester City Centre, approximately two miles from Oxford Road train station. Manchester Royal Infirmary is under half a mile away and The University of Manchester is just under a mile from Greengage.

About the Property

The property briefly comprises of an entrance hallway with w/c. Access to the open plan living room/kitchen, three first floor bedrooms, the master of which is en-suite and a family bathroom. The property benefits from an enclosed rear garden laid to lawn.

Leasehold Information

Ground rent £272 per year

No service charge

Lease length was 125 year from 2006

External

Enclosed rear garden laid to lawn

WC

Located on the ground floor w.c with wash basin and toilet, tiled flooring, radiator, uPVC double glazed privacy window with front aspect.

Kitchen/Living Area (open plan)

Open plan kitchen and living area. The kitchen consists of a range of fitted base and wall units and contrasting worktops, inset stainless steel sink with single drainer, integral gas hob and electric oven with overhead extractor fan. Plumbing for a washing machine and space for a fridge freezer. The living area has large double glazed window and door opening to the rear enclosed garden. Storage cupboard and laminate wood flooring. Television point

Landing

Access to all first floor rooms and loft hatch

Bedroom

Double glazed window to rear aspect, carpet flooring and radiator.

Bedroom (Primary)

Double glazed window to front aspect. Door leading to the en-suite, carpet flooring and radiator.

Bedroom

Double glazed window to rear aspect, carpet flooring and radiator.

Bedroom

Double glazed window to rear aspect, carpet flooring and radiator.



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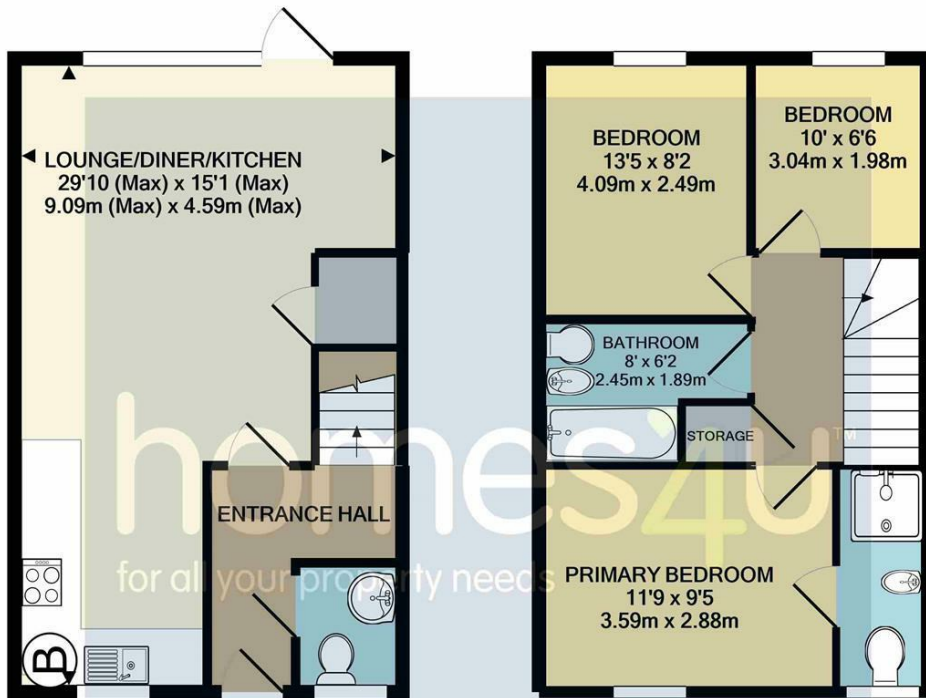
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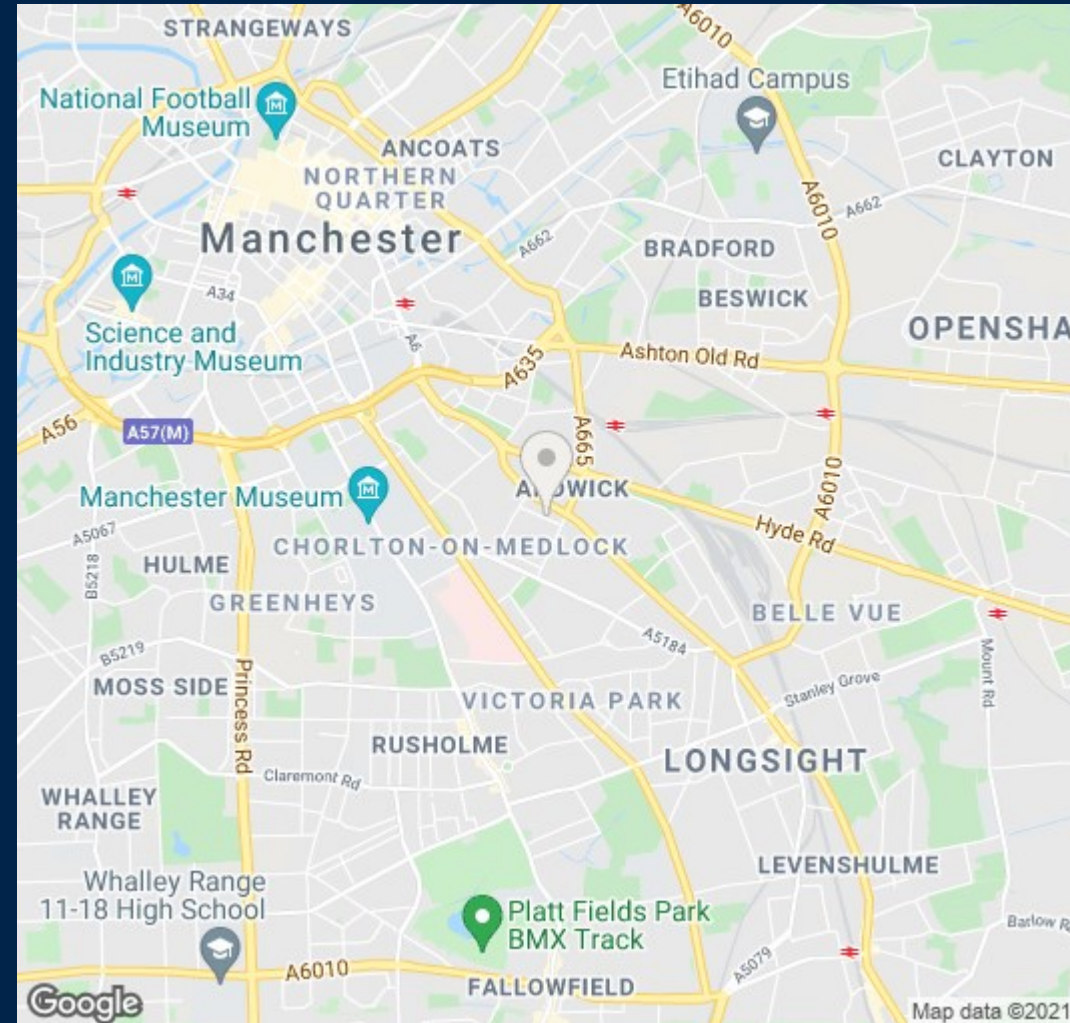
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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