



# 124 John Heywood Street, Clayton, Manchester, M11 4HQ

## \*FULL REFURB REQUIRED\*

Jordan Fishwick are pleased to offer for sale this bayfronted THREE BEDROOM semi detached, in need of full refurb, located in CLAYTON, just a stones throw away from Manchester City Centre. The property briefly comprises of: entrance hall, living room, kitchen, three bedrooms and bathroom. Well proportioned gardens to the front & rear with driveway. Other benefits include double glazed throughout. NO ONWARD CHAIN. FREEHOLD. Great investment opportunity.

# Price £130,000

## Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Entrance Hall

Driveway to front. Garden to rear. Freehold.

### Living room/ Diner

19'0" x 9'11"

### Kitchen

18'9" x 5'2"

### Bedroom 1

9'5" x 7'4"

### Bedroom 2

11'1" x 9'5"

### Bedroom 3

6'11" x 6'11"

### Externally

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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