
NO
BALL
GAMES
jordan fishwick

36 Marshfield Street, Grove Village, Manchester, M13 9JB

We are pleased to have for sale this two bedroom end terrace house in the Grove Village area of Manchester.
The property comprises of an entrance hallway with storage under the stairs , kitchen with appliances, spacious lounge leading to a generous garden. On the first floor you will find two double bedrooms and a family sized bathroom with modern amenities, there is also a very spacious rear garden. On street permit parking available further down the road. An ideal First time buyer property. Mortgage Buyers Welcome.

Asking Price £230,000

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

Entrance Hallway
Leads to all rooms,

Kitchen
11'9" x 8'7"
Range of wall and base units, complementary kitchen worktop, recess for oven/ hob, plumbing for washing machine and dishwasher, tiled splash back, inset sink with mixer tap, extractor fan, double glazed UPVC window. Cupboard housing gas central heating boiler.

Lounge / Dining Room
17'7" x 14'2"
Spacious lounge with wooden laminate flooring, radiator, spot lighting, double glazed UPVC and French doors leading to the rear garden.

Stairs leading to first floor

Bedroom One
8'9" x 14'10"
Wooden laminate flooring, radiator, spot lighting, double glazed UPVC window.

Bedroom Two
8'8" x 14'10"
Wooden laminate flooring, radiator, spot lighting, double glazed UPVC window.

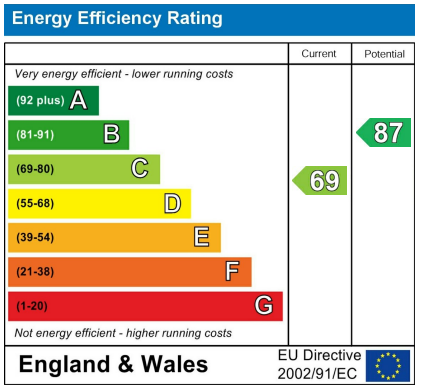
Bathroom
9'1" x 5'11"
Part tiled bathroom, low level W.C, hand wash basin, bidet, bath with shower attachment and mixer.

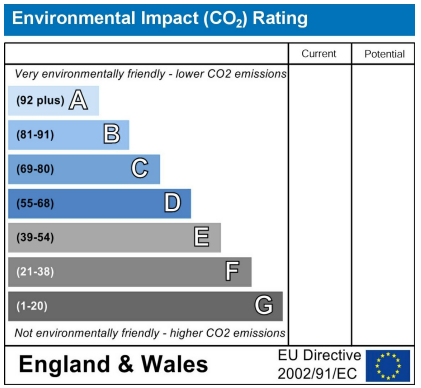
Externally
Rear garden accessed through lounge. Permit parking available.

Additional Information
Tenure- Freehold
EPC- C
Council Tax- A

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Disclaimer
IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.



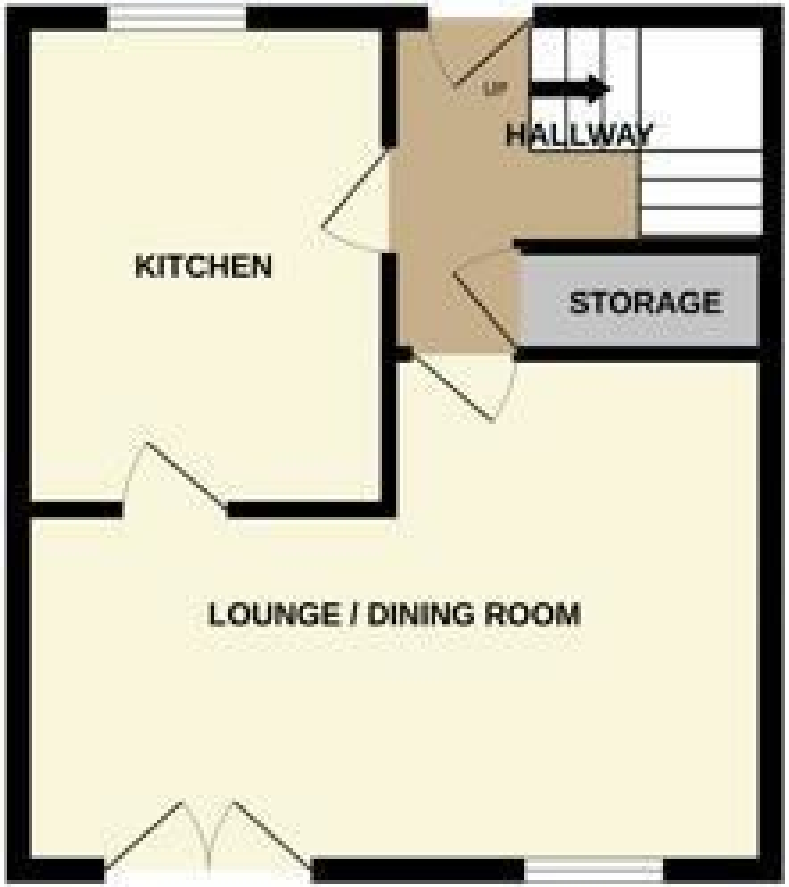


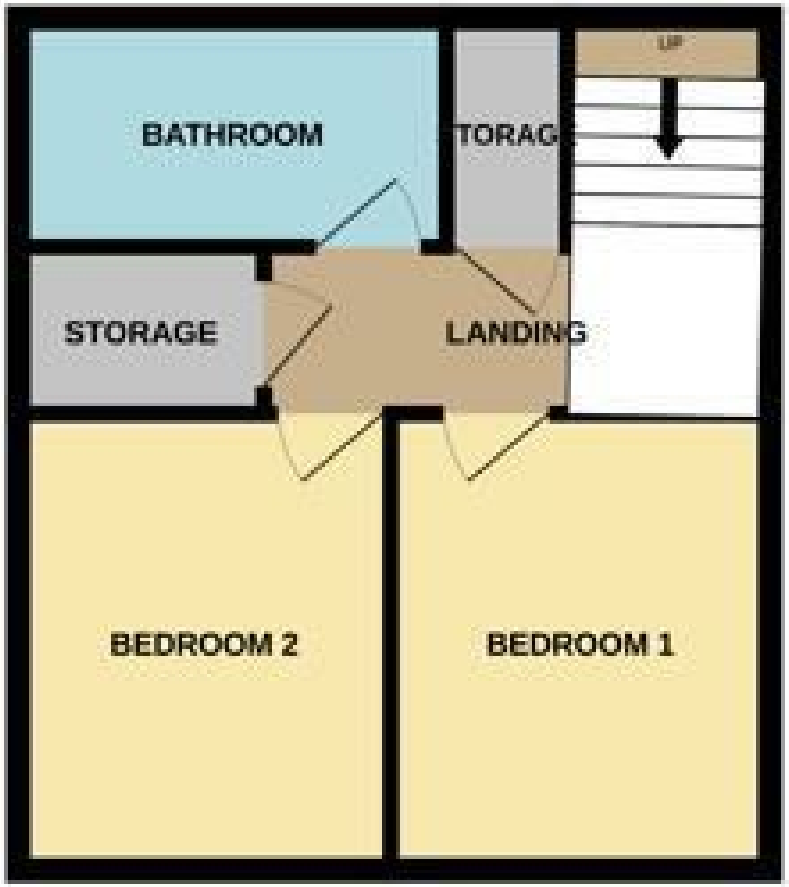












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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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