



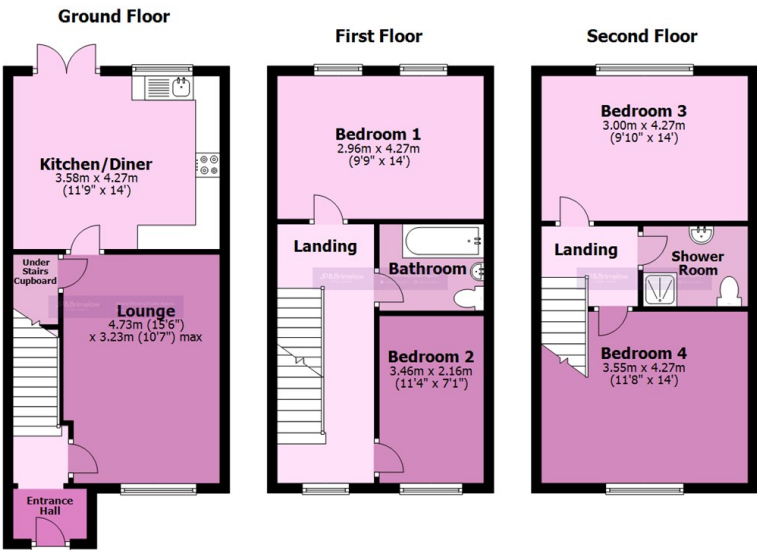
8A Mauldeth Road

, Withington, M20 4ND

Offers In The Region Of £385,000



Floor Plan




Please contact our Withington Office on 0161 445 9700 if you wish to arrange a viewing appointment for this property or require further information.

- 4 BED
- TENANTED UNTIL JULY 2024
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- HMO
- c£25,800 PA
- UPVC DOUBLE GLAZING
- REAR GARDEN

FOUR BED HMO. TENANTED UNTIL JUNE 2024 @ c£25,800 PA. CLOSE TO WITHINGTON VILLAGE & WILMSLOW ROAD. A chance to acquire this three storey semi detached property located within walking distance of Wilmslow Road. In brief the accommodation comprises of: Entrance hallway, lounge and kitchen/diner to the ground floor. To the first floor there are two bedrooms and a bathroom. Whilst to the second floor there are a further two bedrooms and shower room. The property also benefits from double glazing, gas central heating, off road parking and gardens.

Energy Efficiency Rating

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.