





# 29 Swanage Avenue, Manchester, M23 9EN

**\*CASH BUYERS ONLY\* LOOKING FOR A PROJECT?** A spacious two bedroom, first floor flat with lots of potential, set within popular residential area with good access to local shops, amenities and transport links.

Comprising entrance hallway with intercom, spacious living room with South facing balcony, kitchen, two good sized bedrooms and bathroom with three piece suite. Additional storage cupboard accessed from communal hallway. Gas supply and double glazed throughout. Rental potential is £750 PCM once renovated. CHAIN FREE!! CALL NOW TO BOOK YOUR VIEWING!

## £100,000

### Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

#### Lease Details

Service Charge per year £1150 - Wythenshawe Housing Group  
Ground Rent per year £10  
Lease 125 year from 1995

#### Hallway

Accessed through (new) upvc front door, laminate flooring and ceiling light point. Intercom for communal door access.

#### Kitchen

Kitchen with window to rear aspect (North facing).

#### Living Room

Good size living room with window to front aspect (South facing). Carpeted flooring, ceiling light point and gas fire.

#### Bedroom One

Window to front aspect. Carpeted flooring and ceiling light point.

#### Bedroom Two

Windows to side and rear aspect. Carpeted flooring and ceiling light point.

#### Bathroom

Window to rear aspect. Fitted with bath with shower over, pedestal hand wash basin and WC.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	69	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

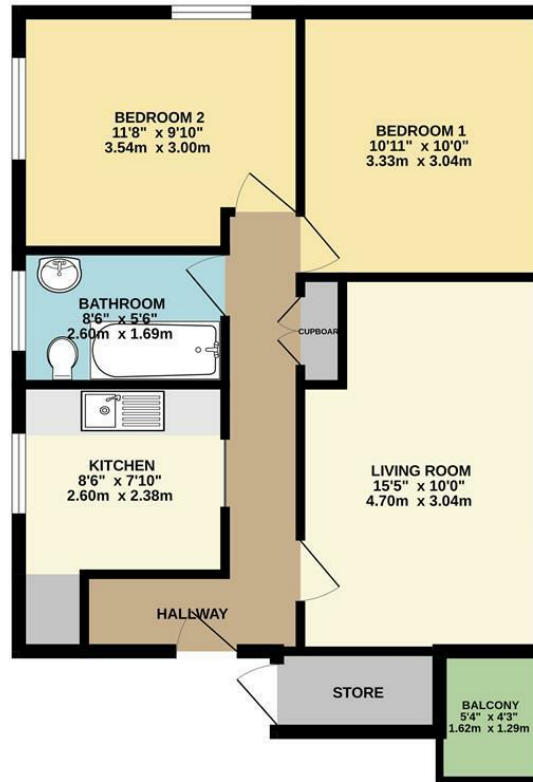
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England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







GROUND FLOOR  
591 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (55.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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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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