



44 Moss Lane West, Hulme, Manchester, M15 5PD

Welcome to this stunning end townhouse located on Moss Lane West in the vibrant area of Hulme, Manchester. This modern property boasts a reception room, kitchen diner, downstairs toilet, 4 bedrooms plus additional storage room, and 2 bathrooms, providing ample space for comfortable living. One of the standout features of this property is the parking space available for 2 vehicles, ensuring convenience for you and your guests. Additionally, the gated parking to the rear offers an extra layer of security and peace of mind. The house is thoughtfully designed with a good amount of storage space, making it easy to keep your belongings organized and maintain a clutter-free environment. The large garden is perfect for outdoor activities, gardening enthusiasts, or simply relaxing in the fresh air. Situated close to central Manchester, this property offers easy access to a wide range of amenities, including shops, restaurants, and entertainment options. Whether you're looking for a peaceful retreat or a bustling city life, this house provides the best of both worlds. Don't miss out on the opportunity to make this house your home and enjoy the benefits of modern living in a convenient location. Contact us today to arrange a viewing and experience the charm of this lovely property on Moss Lane West. NO ONWARD CHAIN. Rented at £1700 PCM until October 2024.

Price £380,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall

Amtico flooring. LED downlighters. Radiator.

Living Room

62'4"

Amtico flooring. LED downlighters. Radiator. TV point. Access to garden.

Kitchen/Diner

41'4"

Range of wall and base units with worktops over. Sink with mixer tap. Integrated fridge/freezer, dishwasher and washer dryer. Cooker with hob and extractor over. LED cabinet lighting. Amtico flooring. LED downlighters. Radiator.

W/C

Low level w/c. Sink with mixer tap. LED downlighters. Amtico flooring.

Bedroom One

57'8"

Fitted carpet. Ceiling light. Radiator. Balcony. TV point and built in speakers.

En-suite

Villeroy & Boch sanitary ware. Low level W/C. Cubical with mixer shower. Sink with mixer tap. Mirror with shaver point. Heated towel rail.

Bedroom Two

31'2"

Fitted carpet. Ceiling light. Radiator.

Bedroom Three

29'6"

Fitted carpet. Ceiling light. Radiator.

Bedroom Four

20'11"

Fitted carpet. Ceiling light. Radiator.

Store/Office

Fitted carpet. Ceiling light. Radiator.

Bathroom

Villeroy & Boch sanitary ware. Low level W/C. Bath with mixer shower over. Sink with mixer tap. Mirror with shaver point. Heated towel rail.

Externally

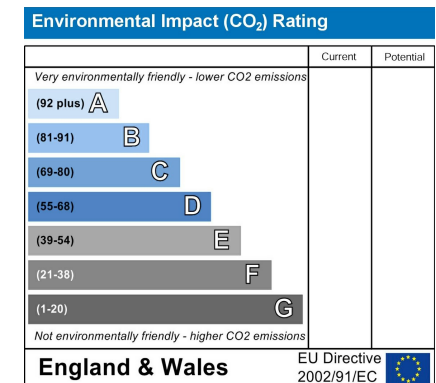
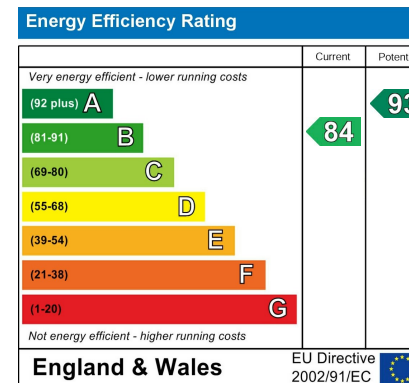
Gated off road parking for two cars to the rear. Laid to lawn rear garden. Balcony accessed off the master bedroom.

Additional Information

Leasehold - 250 years from and including 1 January 2017

The Ground Rent is £350 per annum currently and it is scheduled to double after 15 years which will be 1st January 2032. However, there's a DOV ready to be put in place which means it will be subject to RPI after 15 years instead.

Service charges - £64 per annum







These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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