



PETER
ANTHONY
EST 1986

Flat 31, Victoria Terrace 135-149,
Hathersage Road, Manchester,
M13 0HY
Asking Price: £130,000

One Bedroom Top Floor Apartment
Allocated Residents Parking
Close to Universities & Hospitals
Chain Free
Well Maintained Throughout
Perfect First Property
Viewing Advised



This delightful top floor apartment, available chain-free, is located on the edge of the city centre, offering easy access to hospitals and universities. Spanning 408 square feet, this charming 1-bedroom property is set in a well-maintained building with communal gardens and allocated resident parking.

The apartment features a inviting living space and a comfortable bedroom, making it an ideal choice for individuals or couples seeking a convenient and peaceful living environment. Its desirable location ensures proximity to amenities and transport links, providing added convenience for residents.

Don't miss out on the opportunity to own this lovely apartment in a sought-after area. Contact us today to arrange a viewing and secure your new

home.

Second floor

Entrance Hall:

Wooden door to communal hallway, laminate flooring and recessed ceiling spotlights.

Living Room:

11'11" x 19'6" (max) (3.63m x 5.94m (max)):

uPVC double glazed windows to front elevation, laminate flooring, ceiling light point and electric storage heater.

Kitchen:

9'2" x 7'5" (2.8m x 2.26m):

Tiled flooring, ceiling light point, a range of baser and wall units with roll top work-surface, tiled splash back, stainless steel sink with drainer, four ring halogen hob, integrated electric oven and chrome wall mounted extractor hood.

Bedroom:

11'9" x 8'1" (3.58m x 2.46m):

uPVC double glazed window to rear elevation, laminate flooring, ceiling light point and electric storage heater.

Bathroom:

8'3" x 5'6" (2.51m x 1.68m):

Tiled flooring, ceiling light point, chrome heated towel rail, white three piece bathroom suite comprising of low level wc, pedestal hand wash basin, panelled bath with

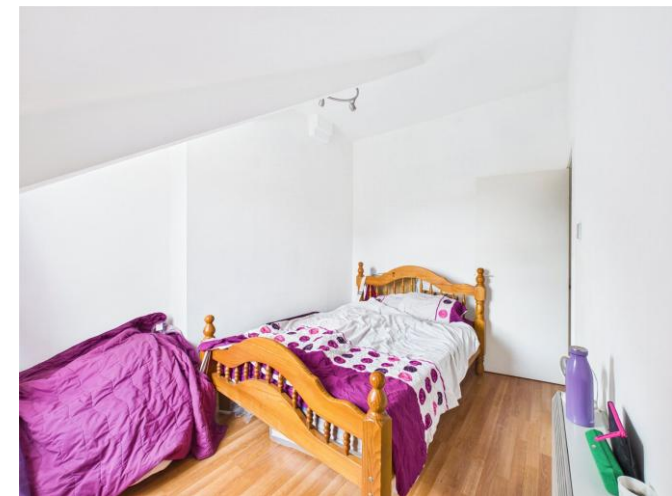
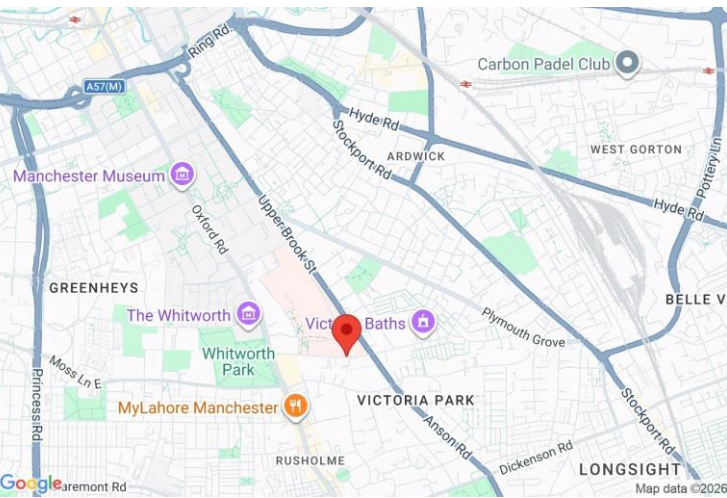
mixer tap and shower hose off taps, thermostatic mixer shower with rain drop shower head and glass shower screen.

Externally:

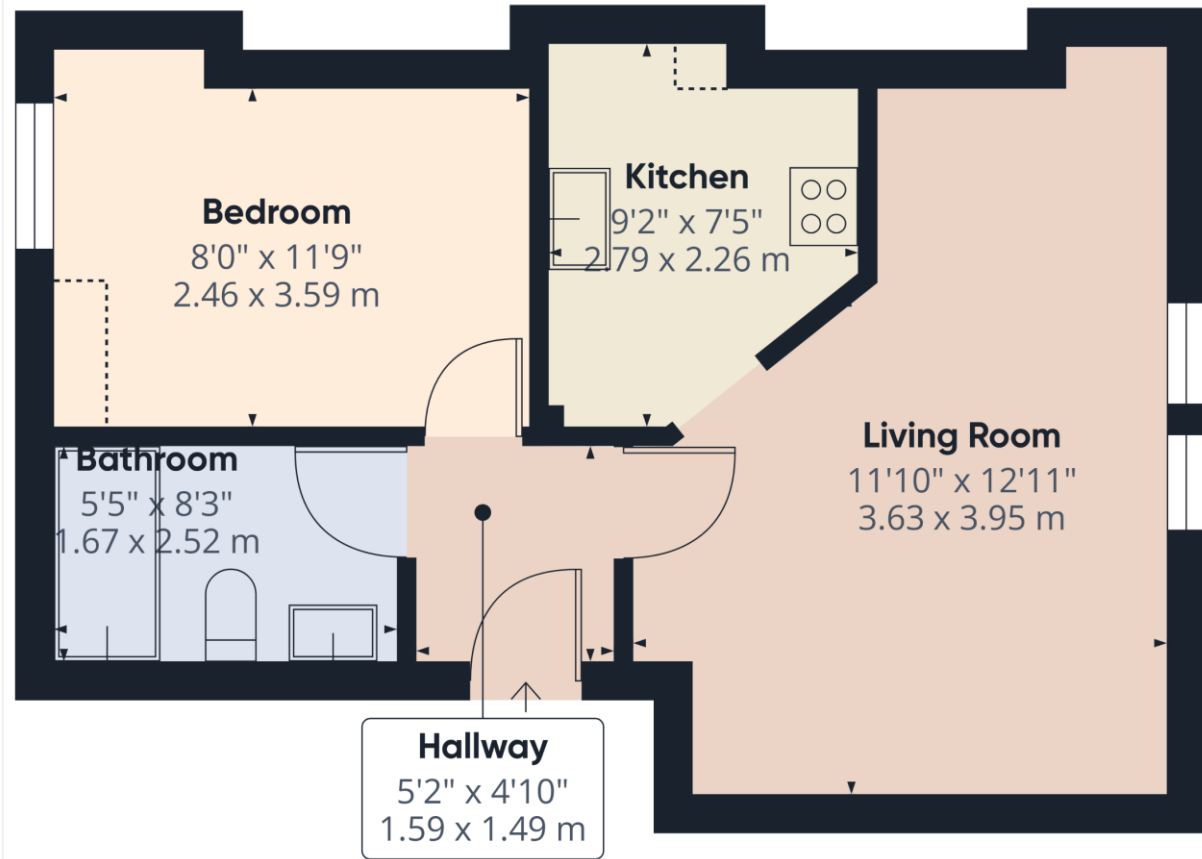
Set within well maintained communal grounds and gardens with gated access to communal car park with allocated parking for one car and secure bike store.

Service Charge:

£1765.92 per annum or £147.16 per month. Leasehold with 143 years remaining.



PETER
ANTHONY
EST 1986



Approximate total area^m
408 ft²
37.9 m²

Reduced headroom
6 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

COUNCIL TAX BAND

Tax band A

TENURE

Leasehold 143 years 11 months

LOCAL AUTHORITY

Manchester City Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	54 E
21-38	F		
1-20	G		

OFFICE

834 Stockport Road
Levenshulme
Manchester
M19 3AW

T: 0161 441 5019

E: property@peteranthony.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements