



Bell Crescent, Manchester, M11 3UA

- Three Storey Three Bedroom Townhouse
- Three Bathrooms Including Ensuite
- Two Reception Rooms (1st Floor & Ground)
- Kitchen / Dining Area
- Balcony To Master Bedroom
- Rear Garden

Price £329,000 Leasehold

WATCH VIDEO TOUR! Granite Lettings & Property Management are pleased to present this large three storey, three bedroom townhouse on Bell Crescent. Located just off Ashton Old Road and just a 20 minute walk from Piccadilly train station. This well presented townhouse is set over three floors and briefly comprises; downstairs fully fitted kitchen / dining area with patio doors leading to back yard, ground floor reception room and WC, large 1st floor living area, double bedroom with en-suite bathroom, two double bedrooms on the 2nd floor with "Jack and Jill" family bathroom with shower over bath to bedroom two and three. The master bedroom also boasts a dressing area and private outdoor balcony. The property also boasts a garden to the rear and one allocated parking space.

The property also makes a great investment opportunity, currently occupied on a 6 month AST with 3 months remaining, current rent is £1600, current rental valuation is £1650 pcm

Council Tax Band C - £1940.46 - Manchester City Council [Prices correct as of 2022/2023 - please always refer to the council website]

Service charge per annum - £649.16 covers and car park maintenance

Leasehold – 229 years left remaining

No EWS1 required.

Ground Floor Lounge 9'11" (3.02m) x 13'7" (4.14m)

Laminate Floor, upvc Windows, Radiator

Ground Floor Kitchen Diner 17'7" (5.36m) x 13'7" (4.14m)

Tiled Floor, patio doors, kitchen cabinets, oven, gas hob, washing machine, Radiator

Ground Floor WC 5'5" (1.65m) x 3'0" (0.91m)

Laminate Floor, upvc Window, toilet and sink, radiator

First Floor Bedroom 10'0" (3.05m) x 9'11" (3.02m)

Laminate Floor, upvc Windows, radiator

1st Floor Living Room 15'4" (4.67m) x 13'7" (4.14m)

Laminate Floor, upvc Windows, radiator

Second Floor Bedroom Rear 10'0" (3.05m) x 9'11" (3.02m)

Laminate Floor, upvc Windows, radiator

Second Floor Bedroom Front 8'10" (2.69m) x 8'11" (2.72m)

Laminate Floor, upvc Windows, radiator

Second Floor Bathroom 13'11" (4.24m) x 5'2" (1.57m)

3 piece bathroom suite with shower over bath, upvc Windows, radiator

First Floor Ensuite 10'0" (3.05m) x 3'4" (1.02m)

3 piece bathroom suite with shower over bath, upvc Windows, radiator

Balcony 4'2" (1.27m) x 5'2" (1.57m)

Wooden Decking

Ground rent

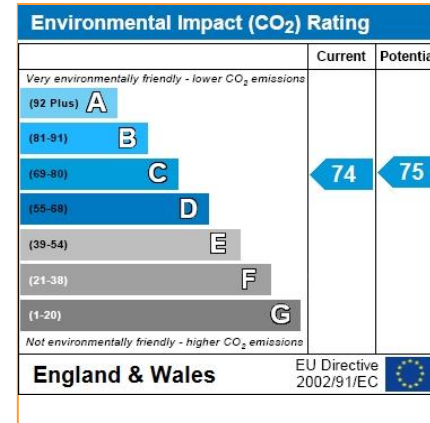
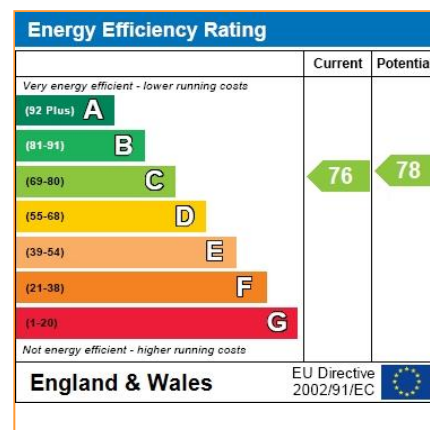
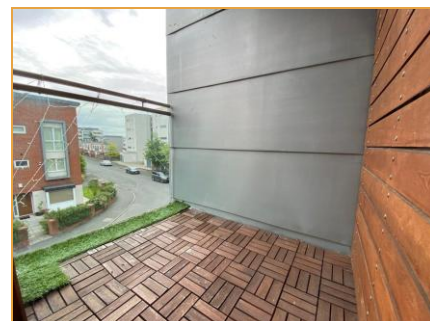
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Service Charge

£649 per annum

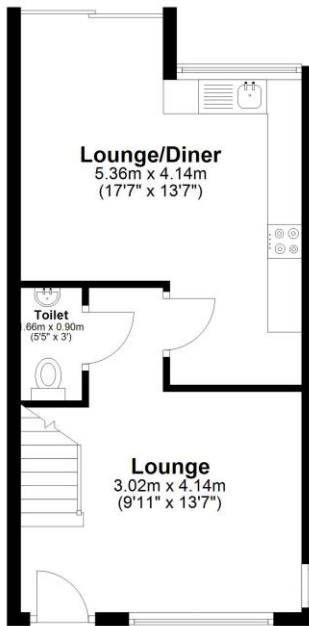
Leasehold

Leasehold – 229 years left remaining



Ground Floor

Approx. 34.3 sq. metres (368.7 sq. feet)



First Floor

Approx. 32.4 sq. metres (349.2 sq. feet)



Second Floor

Approx. 30.1 sq. metres (324.4 sq. feet)



Total area: approx. 96.8 sq. metres (1042.3 sq. feet)

For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

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