



Walshaw Street, Manchester, M11 3BF

- Two Bedroom Semi Detached Property
- Two Double Bedrooms
- Spacious Living Room
- Two Bathrooms
- Front & Rear Gardens
- Fully Fitted Kitchen / Dining Area

Price £230,000 Leasehold



Granite Lettings & Property Management are pleased to present this two bedroom, semi detached house just off Ashton Old Road close to Sports City and just under a 20 minute walk to Piccadilly Train Station. The property briefly comprises; two double bedrooms, spacious living room, fully fitted kitchen with dining area, family bathroom, downstairs wc, front and rear garden, outdoor shed and driveway. The property also boasts upvc windows throughout and a combi gas boiler with gas central heating. Location also provides great public transport links into the city centre and easy access to the M602 / M60 / M61 and M62.

The property has a valid EICR and valid gas safety certificate.

The property also makes a great investment opportunity, currently occupied on a rolling AST, current rental valuation is £1200 pcm

Council Tax Band B - £1697.91 - Manchester City Council [Prices correct as of 2025/2026 - please always refer to the council website]

No EWS1 required.

Service Charge: £80 per annum

Leasehold - 240 Years Remaining

Living Room 15'3" (4.65m) x 6'7" (2.01m)

Fitted carpet, upvc windows.

Kitchen 8'1" (2.46m) x 13'8" (4.17m)

Vinyl flooring, gas hob, cooker hood, electric oven, freestanding fridge freezer, gas combi boiler, upvc window

Downstairs WC 6'9" (2.06m) x 4'10" (1.47m)

Vinyl flooring, toilet basin, sink basin, upvc window.

Bedroom 1 13'8" (4.17m) x 10'2" (3.1m)

Fitted carpet, upvc windows.

Bedroom 2 13'1" (3.99m) x 7'7" (2.31m)

Fitted carpet, upvc windows.

Bathroom 7'6" (2.29m) x 5'10" (1.78m)

3 piece bathroom suite with shower over bath, upvc window



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 Plus) A		
(81-91) B		88
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

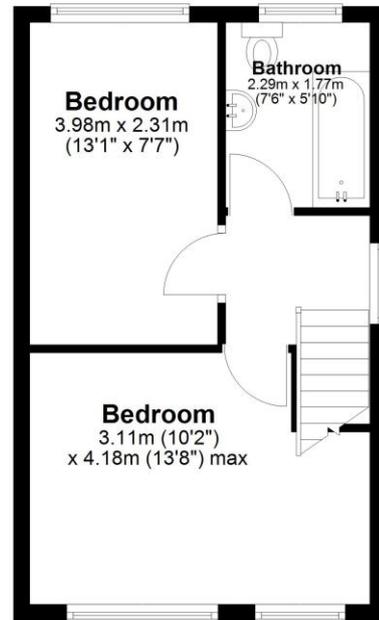
Ground Floor

Approx. 33.3 sq. metres (358.1 sq. feet)



First Floor

Approx. 30.0 sq. metres (323.2 sq. feet)



Total area: approx. 63.3 sq. metres (681.3 sq. feet)

16 Walshaw Street