GRANITE
LETTINGS & PROPERTY MANAGEMENT
RESIDENTIAL LETTINGS & SALES



Falconwood Way, Manchester, M11 3LN



- Four Bedroom, Three Storey Townhouse
- Three Double Bedrooms & One Single
- Secure Parking
- Ensuite Bathroom To Master Bedroom, Family Bathroom & WC
- Large Rear Garden
- Living Area, Dining Area & Fitted Kitchen

Price £310,000 Leasehold

52 Port Street
Northern Quarter
Manchester M1 2EQ

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Company No: 6802756 | VAT No: 975963944

The Property Ombudsman

WATCH VIDEO TOUR! Granite Lettings & Property Management are pleased to present this large four Bedroom, three storey townhouse, with secure parking on Falconwood Way, just off Ashton Old Road and just a 15 minute walk from Piccadilly train station. This superb townhouse is set over three floors, the ground floor briefly comprises; rear facing dining room or additional living area with patio doors leading to rear garden, fitted kitchen, utility room, WC and storeage cupboard. The first floor comprises; living area with juliette balcony, double bedroom and family bathroom with shower over bath and storage. The top floor boasts a large front facing master bedroom with ensuite bathroom, rear facing double bedroom, single front facing bedroom and storage cupboard. The property also benefits from gas central heating, double glazing throughout, spacious garden to the rear and secure gated parking.

Council Tax Band C - Manchester City Council

The property also boasts an excellent investment opportunity, the property was previously rented on an AST, tenants have just vacated. Current rental valuation is £1750

No EWS1 Required - Property Exempt

Leasehold = 228 years remaining

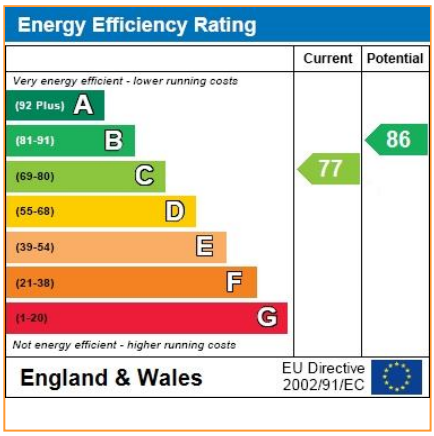
Annual Service Charge = £837

Ground Rent = £223.29









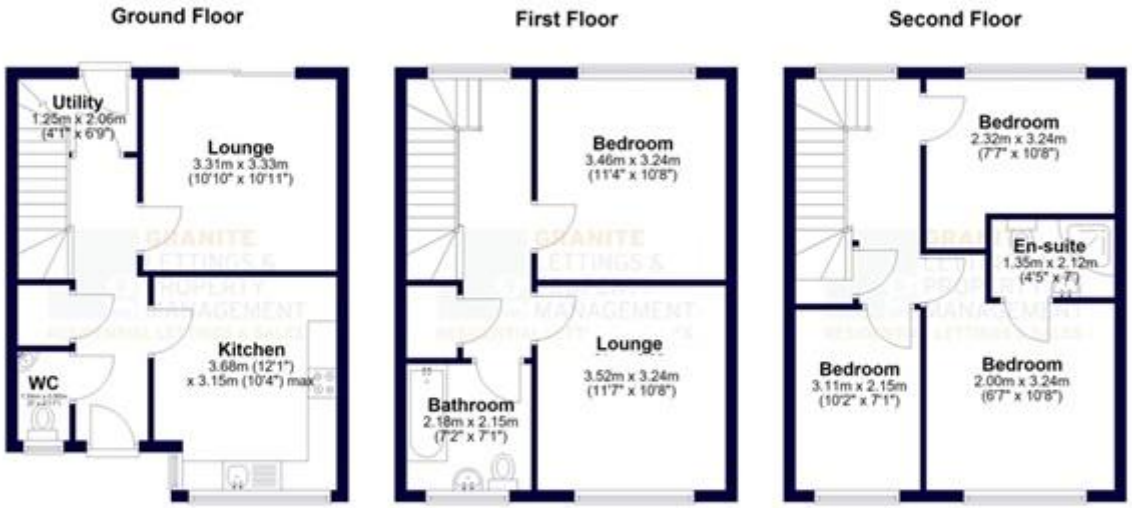
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Total area: approx. 114.3 sq. metres (1230.7 sq. feet)

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

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