



# Mark Warren

Homes for sale in North Manchester

## 0161 643 2827

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Yates Street M24 4GA



**£ 59,950 RECENTLY REDUCED**

We are delighted to offer For Sale this conveniently located one bedroom first floor flat in Middleton Manchester. Competitively priced and within close proximity to good local, schools, shops and leisure facilities. This property would suit professional and retired couples. VACANT POSSESSION

UPVC double glazing

Combi boiler

Close to good schools & shops. VACANT POSSESSION



Hall, Gate release & intercom, radiator.

Lounge, Front facing UPVC double glazed window, gas fire with surround, coving, laminate flooring, radiator.

Kitchen, Rear facing UPVC double glazed window, fitted units, electric oven & gas hob with extractor hood, stainless steel single drainer sink, plumbed for washing machine, tiled above work surfaces, integrated fridge freezer, cupboard housing combi boiler.

Bedroom, Front facing UPVC double glazed window, fitted wardrobes & cupboards, laminate flooring, TV point, radiator.

Bathroom, Rear facing UPVC double glazed window, white suite including low flush w.c, pedestal wash basin, panelled bath with over bath shower, tiled floor & walls, radiator.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.