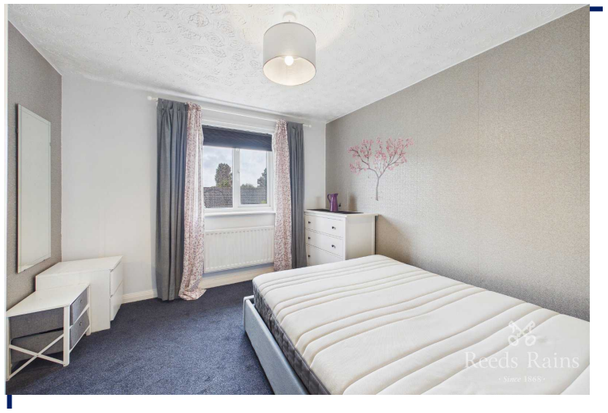
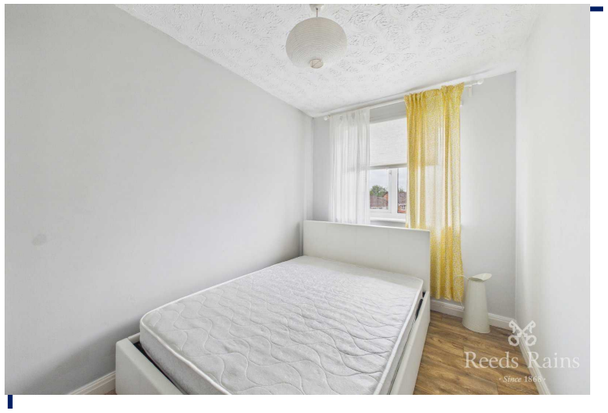
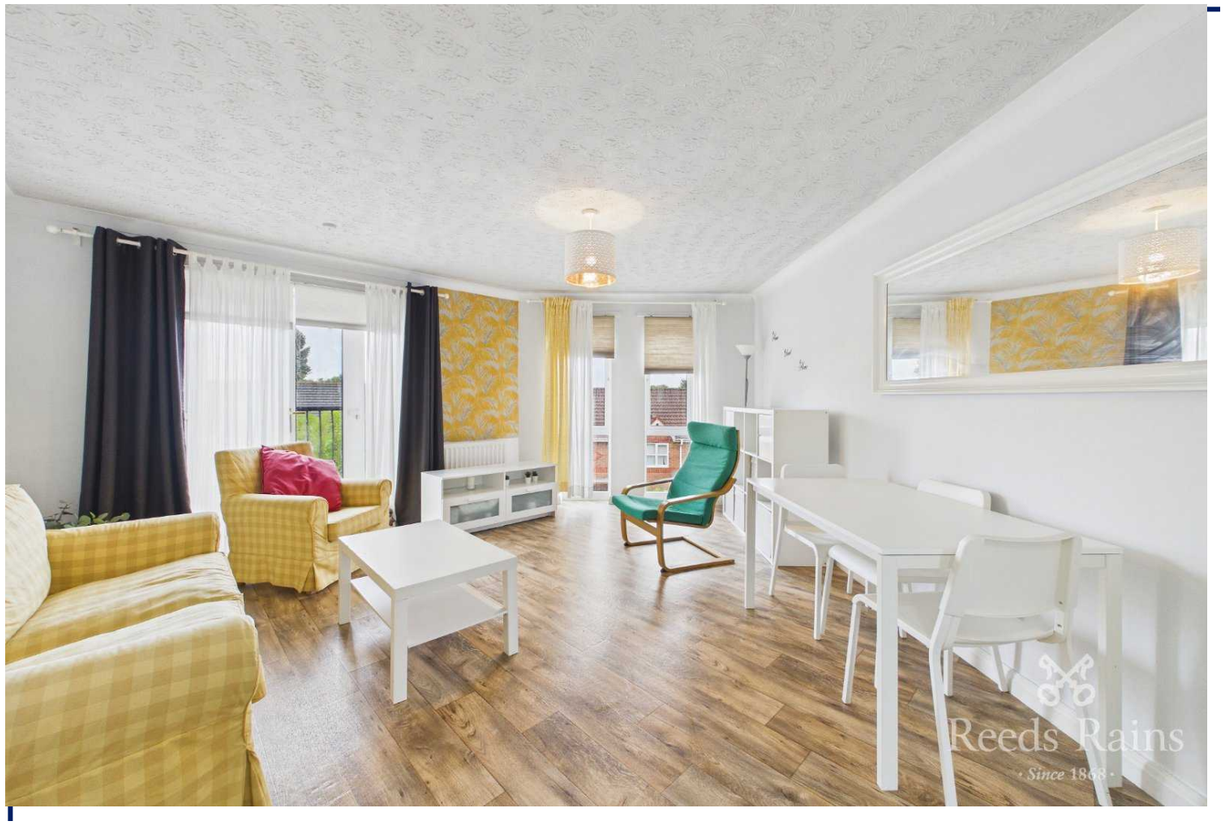
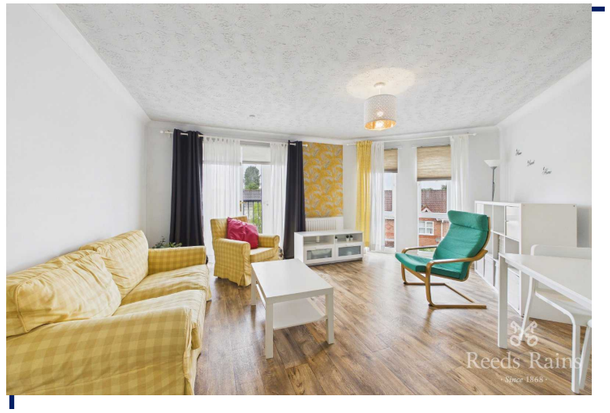


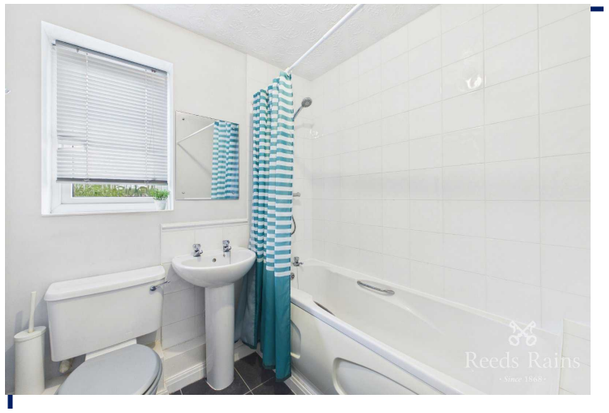














Greetland Drive, Manchester, M9

Asking Price: £140,000
Leasehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Greetland Drive, Manchester, M9

Asking Price: £140,000 Leasehold

Council Tax Band: A
EPC Rating: C

A superb two bedroom apartment located within this popular area of Blackley offered with no chain and close to the M60 and wider motorway network.
Positioned on the 2nd floor the accommodation comprises; hall, spacious living room, separate kitchen, bedroom 1 with en suite shower room, second bedroom and bathroom.
Gas central heating. Car parking space. Viewing essential. EPC Rating C.

2nd Floor

Hall
Front entrance door with spyhole. Built in cupboard. Radiator.

Living Room
6.52 (max) x 5.48 (max)
A bright and airy room with windows to two elevations and double doors opening to a Juliet balcony on a third elevation. Two radiators. Wood effect floor.

Kitchen
3.67 x 1.98
Window. Fitted with a range of wall and base units with complementary work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Built in over and four ring gas hob with extractor over. Plumbing for washing machine and dishwasher. Wall mounted gas central heating combination boiler. Radiator. Tiled splash backs.

Bedroom 1
3.41 x 3.22
Window. Radiator. Door to;

En Suite
Window. Fitted with a white two piece suite comprising; wash hand basin with mixer tap and WC. Shower. Part tiled walls. Radiator.

Bedroom 2
3.41 x 2.17
Window. Radiator. Wood effect floor.

Bathroom
1.98 x 1.96
Window. Fitted with a white three piece suite comprising; wash hand basin, panelled bath and WC. Part tiled walls. Radiator.

Lease Details / Council Tax
Lease - 999 years (less 14 days) from 1 January 2000
Ground Rent - £100 pa
Service Charge - £870 for period 01/07/26 to 31/12/26 equating to an annual charge of £1,740
Council Tax band A (Manchester City Centre)

Agent's Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk