



**Hoskins Close, Manchester, M12**

**£225,000**

TWO BEDROOM + LOFT CONVERSION | Freehold

**UNDER OFFER**

Lancashire Properties are delighted to offer this TWO BEDROOM + LOFT CONVERSION house for sale located at a very quiet, yet demanding location of Belle Vue, M12. Excellently situated with the following benefits:

- Longsight Market at close walking distance.
- Easy access to the property close to Main Hyde road.
- Close walking distance to a variety of shops including Asda Supermarket, LIDL, Manchester Superstore.
- Takeaways and Restaurants all on main A6 Stockport road whereas a Lidl, KFC and Tesco 24 Hr superstore on main Hyde road.
- Centrally located to Medical practice, Pharmacy, local Religious Places (Mosques, Churches, etc.)
- Situated close to Rodney House School and Crowcroft Park Primary School with other schools in the immediate vicinity including All Saints Primary School, Grange School etc.
- Bus stops located on Main Stockport Road with many routes available – No 192, 201, 202, 203, etc, connecting to Manchester City Centre & Stockport Town Centre and further bus routes available on main Hyde road linking towards Manchester town centre.
- Belle Vue Train Station within close distance connecting to Piccadilly Train Station & Stockport Train Station.

The property comprises a large reception room and kitchen on the ground floor. The first floor offers two generously sized bedrooms and a bathroom, while the second floor provides a large loft conversion room which can serve as a third bedroom or office / storage space.

Externally there is a private garden to the rear suitable for kids play area and to enjoy sunny weather.

Dimensions:

**-GROUND FLOOR**

Kitchen (1.7m x 3.3m)

Reception (3.6m x 6.5m)

**-1ST FLOOR**

1st bedroom (1.7m x 3.4m)

2nd bedroom (2.7m x 3.6m)

Bathroom (1.7m x 1.8m)

**-2ND FLOOR**

Loft room (3.2m x 3.8m)

Notice:

The above property details should be considered as a general guide only for prospective purchasers. Lancashire Properties does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment.

If double glazing has been stated in the details , the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property.

We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.

While we endeavour to make our property details accurate and reliable, if there is any point, which is of particular interest to you, please contact the office and we will be pleased to check the information.

Council Tax Band: A (Manchester City Council)

Tenure: Freehold

Garden details: Rear Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

