

**289 BARLOW MOOR ROAD
CHORLTON
MANCHESTER M21 7GH
FOR SALE - £165,000**



**RETAIL UNIT WITH REAR STORE ROOMS
WITH FIRST FLOOR FLAT WITH TWO
BEDROOMS, LOUNGE AND KITCHEN**

ENTRANCE

Covered entrance porch leading through to

RETAIL AREA (8.5m x 5.4m)

With display window to the front of the property with spot lights positioned above. Range of fluorescent strip ceiling lights. Numerous perimeter power points. Cupboard housing gas meter. Understairs storage cupboard also housing water meter. Further door providing access to

VESTIBULE

With door providing access to WC. Wall mounted wash hand basin and further doorway providing access to

STORAGE ROOM 1 (3.6m x 2.5m)

STORAGE ROOM 2 (2.8m x 2m)

With double opening wooden doors providing access to further storage unit.

FIRST FLOOR LIVING ACCOMMODATION

Accessed via double opening gates which provide vehicular access down the side of the property leading to

ENTRANCE

Hardwood glazed entrance door leading to staircase, leading to first floor landing with central ceiling light. Door overlooking the side of the property with loft access hatch. Wall mounted central heating radiator and doors providing access to

LOUNGE (4.2m x 3.2m)

With two Upvc double glazed windows overlooking the front of the property. Central heating radiator. Numerous power points. Telephone points.

BEDROOM 1 (3.5m x 2.7m)

With hardwood glazed window overlooking the rear of the property. Central ceiling light. Central heating radiator. Numerous power points.

BEDROOM 2 (3.2m x 2.1m)

With Upvc double glazed window overlooking the front of the property. Central ceiling light. Central heating radiator. Numerous power points.

KITCHEN

Comprising range of base units with stainless steel sink unit with run of marble effect worktop to the side. Fluorescent strip ceiling light. Laminate flooring. Numerous power points.

BATHROOM

Comprising three piece white suite with shower positioned over the bath. Sink unit and WC. Fully tiled walls. Central heating radiator. Central ceiling light.

OUTSIDE

To the front of the property there is hardstanding providing an area for external displays or parking with double opening wooden gates providing vehicular access down the side of the property which opens up to the rear garden.

RATEABLE VALUE/RATES PAYABLE

(Vendor pls confirm)

COUNCIL TAX BANDING

(Vendor pls confirm)

VIEWING

Strictly by appointment through the sole selling agent, Thomas Willmax on 0161 905 3555

