



3 bed flat to buy in M45

Higher Lane, Whitefield, Manchester,
Manchester, M45 7UZ

£175,000 Starting Bid

 x 3  x 2  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Three Bedrooms
- ✓ Heart of Whitefield
- ✓ Spacious Apartment
- ✓ Parking Space
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Electric**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £175,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Normie are delighted to present this spacious three-bedroom second-floor apartment in the highly sought-after Wentworth Court development on Higher Lane. Set within a pristine gated development of high-specification apartments, the property benefits from a secure allocated parking space, with additional limited visitor parking available on site.

Offered to the market chain free and competitively priced to attract early interest, this well-maintained home offers generous accommodation and plenty of natural light throughout. A large entrance hall leads into the main lounge, a superb open-plan living and dining space, with French doors opening to a Juliet balcony and creating a bright and airy feel. The kitchen is also generously sized and features integrated appliances for added convenience.

There are three double bedrooms, including an exceptionally spacious principal bedroom with bespoke fitted wardrobes, a dressing table and an en-suite shower room. The second bedroom is another well-proportioned double, while the third offers flexibility for guests, a home office or additional family accommodation.

The main bathroom is fully tiled and comprises a three-piece suite with bath, overhead shower, wash hand basin and WC.

The property would benefit from some minor cosmetic improvement in places, but offers excellent potential and, with a little updating, would make an outstanding home for couples, professionals or families alike. Early viewing is highly recommended to fully appreciate all that this apartment has to offer.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 125

Annual Ground Rent Amount: £190.00

Annual Service Charge Amount: £1,800.00

Price: Starting Bid £175,000

Property Type: Flat

Parking: Allocated

Year built: 2001

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Higher Lane, Whitefield, Manchester, Manchester, M45 7UZ

Contact your local branch today for more information on this property:

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