

DEMPSTER REALTY LIMITED

785 Stockport Road, Levenshulme, Manchester, M19 3DL.

Telephone: 061-248 6180/7566

FOR SALE



82 BROOM AVENUE, LEVENSHULME, MANCHESTER

(A-Z Map Reference 4F Page 61)

Situated at the top of Broom Avenue just off Broom Lane we offer this spacious Shop Property with Living Accommodation could either be opened as a retail outlet or converted to pure residential usage

SPACIOUS LIVING ACCOMMODATION

VACANT POSSESSION UPON COMPLETION

Subject to a nominal annual rent

REWIRED MODER BATHROOM SUITE

CONSTRUCTED: 1910 approx

FRONTAGE AND REVERSE FRONTAGE WINDOWS

RATEABLE VALUE: £173

P R I C E : £10,950

VIEWING: Please contact our office to arrange a mutually convenient time to view

ACCOMMODATION:

SHOP FRONTAGE Corner entrance door; full height display windows, wall shelving, two 13 amp power sockets 17'0" x 14'3"

LIVING ROOM: Modern tiled fire place, original window, one double 13 amp power socket 18'0" x 11'6"

DINING KITCHEN: Good sized kitchen, single drainer stainless steel sink unit, cupboards below, tiled behind, two original windows, plumbed for automatic washing machine, original tiled fire place, electric cooker point, three double 13 amp power sockets, door to rear, built in cupboard 16'0" x 9'7"

FIRST FLOOR:

LANDING: L shaped landing, loft access, one 13 amp power socket

BEDROOM 1: Good sized double bedroom, two original windows, one 13 amp power socket 16'0" x 10'9"

BEDROOM 2: Further good sized double bedroom, two original windows, telephone point, 15'3" x 11'9" + recess

BEDROOM 3: Good sized single bedroom, original window, one 13 amp power socket 11'2" x 9'9"

BATHROOM: Timber panelled walls, suspended ceiling, modern suite in tangerine comprising panelled bath, low level WC, pedestal wash hand basin

OUTSIDE: REAR: Small yard, brick built stores to side and rear CELLARS

DEMPSTER REALTY PROVIDE A FULL HOUSE PURCHASE ADVISORY SERVICE AND WILL BE PLEASED TO ADVISE AND ARRANGE MORTGAGES

(for your convenience our office is open Mondays and Fridays 9.30am - 5.30pm, Tuesdays, Wednesdays and Thursdays 9.30am - 7.00pm, Saturdays 9.30am - 1.00pm)