



Hill Top Court, Fereday Street, Walkden, Manchester

- Chain Free
- Parking
- Buy To Let
- Two Bedrooms
- First Time Buyer
- Close To Walkden Town Centre

Offers Over £95,000

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HERE TO GET *you* THERE

Hill Top Court, Fereday Street, Walkden, Manchester

DESCRIPTION

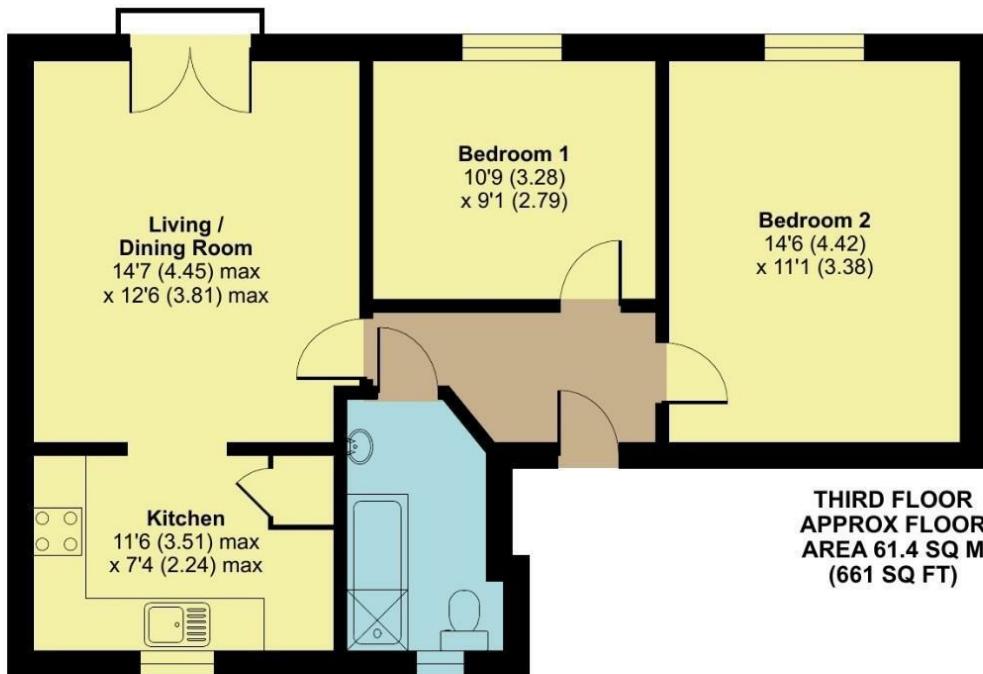
Hunters Worsley are pleased to market this two bedroom apartment in Hill Top Court, Walkden! This property is ideal for a first time buyer or a buy to let investor as it is chain free! Rental return is £650 PCM! Internally, the property comprises of a spacious lounge, fitted kitchen with base/wall units. There are two well proportioned bedrooms and a three piece bathroom. The communal grounds are well kept and there is a car park at the development. Location wise, the property is close to Walkden Town Centre where you will find all your local amenities including supermarkets, shops and restaurants. Transport links into Manchester can be found on the A6 and via Walkden Train Station.





Fereday Street, Worsley, Manchester, M28

Approximate Area = 661 sq ft / 61.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
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Viewing

Please contact our Hunters Worsley Office on 0161 790 9000 if you wish to arrange a viewing appointment for this property or require further information.

The Mill House, 6 Worsley Road, Worsley, M28 2NL
Tel: 0161 790 9000 Email: worsley@hunters.com www.hunters.com



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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