



12 Oakcliffe Road  
Baguley M23 1DA  
£147,000

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# 12 Oakcliffe Road Baguley M23 1DA

£147,000

Located to the ground floor of a purpose-built- modern development, this well-proportioned apartment is offered for sale with no onward chain.

A communal entrance with security intercom access leads to the private entrance to the property. The entrance hallway provides storage space and it leads on to a spacious living room which has patio doors to the enclosed lawned garden at the front. The room opens to a fitted kitchen.

There are two double bedrooms, both with built-in wardrobes and fitted plantation-style shutters to the windows. A bathroom which is fitted with a white suite completes the accommodation.

Electrically-operated gates open to give access to the secure parking area to the rear, with allocated space.

Oakcliffe Road is located within easy reach of excellent transport links and amenities: Wythenshawe Hospital is located nearby. The Metrolink tram system is easily accessed, as is the M56/M60 motorway network.

These properties appeal to owner-occupiers and investors alike: An early viewing is advised in order to avoid disappointment.

- No Onward Chain
- Two Double Bedrooms
- Ground Floor Position
- Patio Doors to Garden Space
- Open-plan Living Space & Kitchen
- Fitted Shutters to Bedrooms
- Bathroom with White Suite
- Gated Secure Parking Space
- Popular Location
- Viewing Advised

Communal Entrance Hallway  
With Intercom Entry System

Private Entrance to Apartment

Entrance Hallway  
With storage.

Living Room  
13'2 x 13'3  
Open to:

Kitchen  
10'8 x 10'3

Bedroom One  
11'9 to fitted wardrobes x 9'1

Bedroom Two  
10'7" x 10'7" to fitted wardrobes

Bathroom  
7'0 x 5'6

Externally  
Maintained communal grounds.  
Electrically-operated gates to parking area.  
Allocated parking space.

Leasehold & Service Charge Information  
977 years remain of a 999 year lease which commenced 1st Jan 2004.  
End Date: 1st Jan 3003.  
Service Charge of £1692.43 per annum (inclusive of ground rent)  
Estate Service charge of £744.90 per annum  
Total £2437.33 per annum

This is taken twice a year at £1218.67 and includes ground rent.

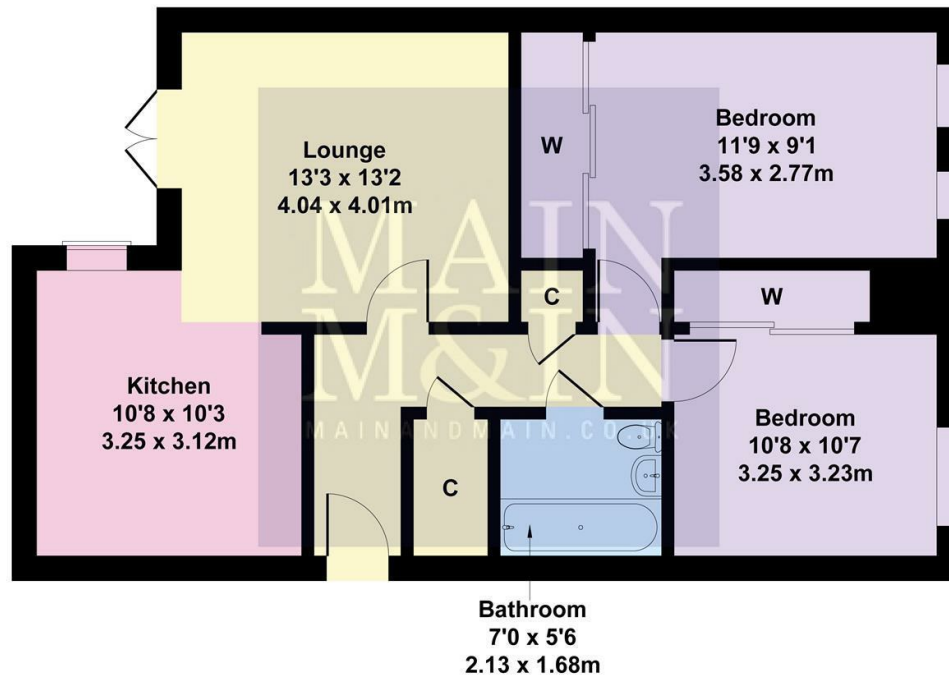


Tenure: Leasehold  
Council Tax: Manchester B



## Oakcliffe Road

Approximate Gross Internal Area  
708 sq ft - 66 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



To view this property call Main & Main on 0161 437 1338





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**England & Wales**

EU Directive 2002/91/EC

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

| Rank | Country        | CO <sub>2</sub> emissions (kg per unit of GDP) |
|------|----------------|------------------------------------------------|
| A    | Denmark        | 92 (plus)                                      |
| B    | Sweden         | 61 (91)                                        |
| C    | Finland        | 69 (80)                                        |
| D    | Netherlands    | 55 (69)                                        |
| E    | Germany        | 39 (54)                                        |
| F    | France         | 21 (38)                                        |
| G    | United Kingdom | 11 (20)                                        |

Current      Potential

**79**

**Energy Efficiency Rating**

**England & Wales**

EU Directive 2002/91/EC

Very energy efficient - lower running costs

Not energy efficient - higher running costs

| Rank | Country        | Energy efficiency (lower running costs) |
|------|----------------|-----------------------------------------|
| A    | Denmark        | 92 (plus)                               |
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Current      Potential

**74**

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

