

**7 MOOR END ROAD,  
NORTHENDEN, MANCHESTER M22 4JQ  
FOR SALE - £475,000**



**EXTENDED DETACHED TWO STOREY BUILDING WITH THE  
BENEFIT OF D1 USE CLASS WITH TWO BEDROOM FLAT  
PROVIDING APPROXIMATELY 283 SQ.M (3048 SQ.FT.)  
PLUS BASEMENT STORAGE  
WITH UP TO 10 CAR PARKING SPACES.**



## ENTRANCE

Quarry tiled entrance porch with ceiling light with the benefit of ornate wrought iron security gates providing access to double opening entrance doors leading through to

## ENTRANCE LOBBY (3.3m x 1.8m)

With range of ceiling lights. Central heating radiator. Wall mounted burglar alarm system. Obscured uPVC glazed window overlooking the rear. Built in storage cupboard. Double doors leading through to

## HALL (21.9m x 8.1m)

With false ceiling with inset fluorescent strip lighting. Air conditioning unit plus additional down lighters. Perimeter central heating radiators. Windows overlooking each side of the property. Doors providing access to

## MALE WC's

With fully tiled walls and floor. False ceiling with fluorescent strip lighting. Comprising cubicle, 2 urinals and wash hand basin. Central heating radiator.

## FEMALE WC's

With fully tiled walls and floor. False ceiling with inset fluorescent strip lighting. Comprising 2 cubicles plus twin wash hand basins. Obscured glazed window overlooking the front of the property. Central heating radiator.

## DISABLED WC/BABY CHANGING FACILITY

With fully tiled walls and floor. Disabled WC. Sink unit set into run of worktop with separate cloaks area with wash hand basin with base units below. Central heating radiator.

## OFFICE (5.3m x 4.4m)

With part glazed partition overlooking the hall. False ceiling with inset fluorescent strip lighting. uPVC double glazed window overlooking the front of the property. Central heating radiator.

## FIRST FLOOR ACCOMMODATION

Either accessed via the fire door to the rear of the property or via internal door from the hall leading to staircase leading to first floor landing with numerous ceiling lights, wall mounted alarm control panel and doors leading to

## KITCHEN/STAFF ROOM (6.2m x 3.6m)

Comprising stainless steel sink unit set into run of marble effect worktop with range of beech fronted base units below. Part tiles walls. Wall mounted hot water heater. Inset ceiling lights. Windows overlooking the side and the rear of the property. Central heating radiator.

## TWO BEDROOM LIVING ACCOMMODATION

### BREAKFAST KITCHEN (3.8m X 3.4m)

Comprising stainless steel sink unit set into run of marble effect worktop running the length of two walls with grey fronted base units below and matching wall units above. Part tiles walls. Wall mounted boiler. Space for freestanding electric oven with built in extractor hood above. Space for washing machine. Fluorescent strip ceiling light. Central heating radiator. Power points. Door leading through to

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

## LANDING

With loft access hatch, ceiling light and doors providing access to

## BEDROOM ONE (3.9m x 3.9m)

With uPVC double glazed windows overlooking the side and rear of the property. Ceiling light. Built in wardrobes. Central heating radiator. Power points.

## BEDROOM TWO (2.6m x 2.2m)

With uPVC double glazed window overlooking the front of the property. Ceiling light. Central heating radiator. Power points. Telephone point.

## LOUNGE (5.4m x 4.2m (Maximum))

An 'L' shaped lounge with uPVC double glazed window overlooking the front of the property. Ceiling light. Central heating radiator. Feature cast iron fireplace. Power points. Built in storage cupboard.

## BATHROOM (2.5m x 1.6m)

With fully tiled walls. Comprising three-piece white suite with shower positioned above the bath. Ceiling light. Extractor. Chrome radiator towel rail.

## BASEMENT

Comprising of one chamber measuring 4.3m x 4.3m housing gas and electric meters.

## OUTSIDE

To the front of the property there is brick blocked hard standing providing parking for up to 10 cars. With wrought iron gates to the side of the property with further brick blocked pathway leading round the building with access via the double opening fire doors from the main hall and to the rear door providing access to the flat. Perimeter borders. Small garden to the rear. Storage shed.

## RATEABLE VALUE/RATES PAYABLE

Building is currently exempt for business rates

## VIEWING

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

## ENERGY PERFORMANCE CERTIFICATE

The building is currently exempt for having an EPC certificate

