

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

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THOMASWILLMAX.CO.UK

**235 NORTHENDEN ROAD  
SALE MOOR, MANCHESTER M33 2JD  
FOR SALE – O/O £350,000**



**EXTENDED RETAIL UNIT  
OFFERING APPROXIMATELY 70 SQ.M. (754 SQ.FT.)  
WITH LIVING ACCOMMODATION TO THE REAR AND FIRST  
FLOOR. PARKING TO THE SIDE AND FRONT.**

THOMAS WILLMAX LIMITED  
189 Washway Road Sale Cheshire M33 4AH

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## DESCRIPTION

1930's semi-detached property which has been extended to the front, side and rear providing a ground floor retail unit of 754 sq.ft. with living accommodation to the rear and 1<sup>st</sup> floor. The property provides an excellent opportunity for an investor/developer to divide the property into individual units. To the front of the property there is tarmac hardstanding providing 5 car parking spaces with car port to the side leading to the rear patio garden.

## ENTRANCE

Part glazed entrance door with the benefit of external steel electric roller shutter with additional entrance to the side providing a frontage of **8.9m** leading through to

## RETAIL AREA (maximum 12.2m x 9.3m)(9.1m x 5.7m) plus (2.6m x 3.1m) plus (3.5m x 3.3m)

With false ceiling with fluorescent strip lighting with door providing access to vestibule measuring **3.4m x 3.3m (maximum)** with sink unit and hot water heater. Obscure glazed window overlooking the side of the property with door providing access to the living accommodation

## LIVING ACCOMMODATION

With separate access from the side of the property leading through to hallway with door to the retail unit and stairs to the first floor and further door providing access to

## LOUNGE (5.6m x 3.4m)(maximum)

With Upvc combination window and patio doors leading onto the rear patio garden. Perimeter power points. Telephone points. Central ceiling light. Central heating radiator. Door through to

## KITCHEN (3.6m x 2.9m)

Combination Upvc window and door onto the rear patio garden. Ceiling light. Perimeter power points. Please note that the kitchen is not currently fitted.

## FIRST FLOOR ACCOMMODATION

First floor landing with wall mounted boiler. Central heating radiator and doors providing access to

## BEDROOM 1 (4.4m x 3.4m)(maximum)

With Upvc double glazed bow window overlooking the front of the property with central heating radiator positioned below. Perimeter power points. Ceiling light.

## BEDROOM 2 (4m x 3.4m)

With Upvc double glazed window overlooking the rear. Perimeter power points. Ceiling light.

## BEDROOM 3 (2.4m x 2.2m)

With Upvc double glazed window overlooking the front of the property. Power points. Ceiling light.

## BATHROOM (2.2m x 1.9m)

Comprising of a 2 piece white suite with shower positioned above the bath. Fully tiled walls. Upvc obscure glazed window overlooking the rear. Central heating radiator.

## WC

With fully tiled walls. Ceiling light. Obscure glazed window.

## RATEABLE VALUE/RATES PAYABLE

(Vendor pls confirm)

## VIEWING

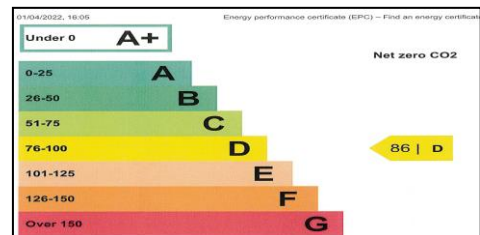
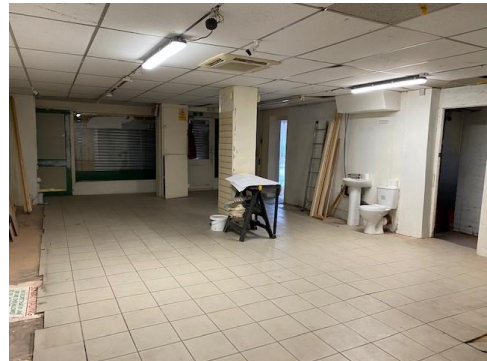
Strictly by appointment through the sole selling agent, Thomas Willmax on 0161 905 3555

## USE CLASS

The building falls under class "E" and would be suitable for shop, office, café, medical/clinic and certain light industrial use.

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available to interested parties.



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.