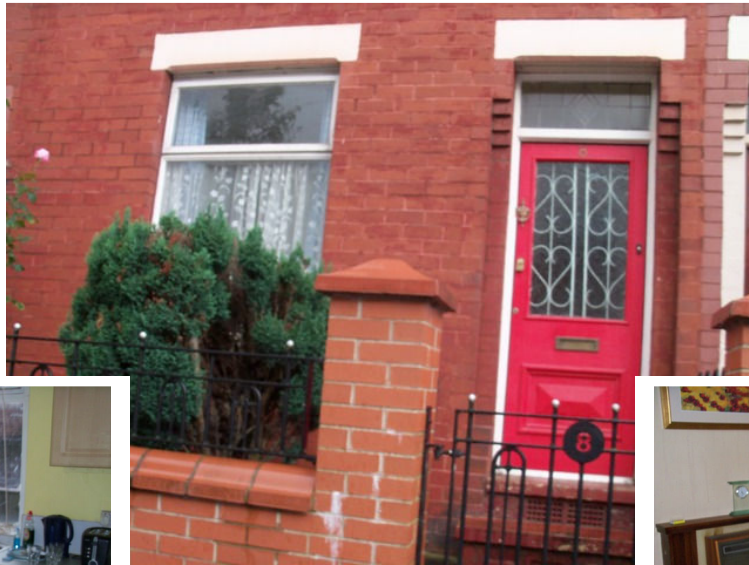


**8 Vale Top Avenue  
Moston  
Manchester  
M9 4LE**



**£59,750**

**IDEAL PURCHASE FOR FIRST TIME BUYER OR BUY TO LET INVESTOR. A Victorian forecourt fronted two bedroomed mid terraced located within a popular area off Church Lane. Accommodation comprising of lounge, dining room, kitchen, two bedrooms and bathroom. Externally there is a yard to the rear. Currently let as an Assured Shorthold Tenancy at £320 per month. There is Moss Brook at the end of the road providing open recreational space. Ideal for Moston Lane shops, Harpurhey district Centre and Central Park Business District.**

North Manchester

Tenanted

Street parking

House with yard

Gas central heating

## **8 Vale Top Avenue, Moston, Manchester, M9 4LE**

Concrete yard at rear. Small garden area to front of property.

### **Entrance Hall**

Fitted carpet. 1 x wall mounted radiator. Alarm panel.

### **Lounge**

Fitted gray carpet. 1 x wall mounted radiator. 1 x double power point. Telephone point. 1 x central light fitting.

### **Rear Lounge**

Fitted green carpet. Gas fire. 1 x wall mounted radiator. 1 x central light fitting. 1 x double power point. 1 x single power point. TV aerial point.

### **Kitchen**

Linoleum flooring. Fitted wall and base kitchen units. Fitted worktops. Stainless steel sink. 1 x wall mounted radiator. Combi boiler. 1 x ceiling light fitting. Rear door leading to concrete yard. Plumbed for washing machine. Under stairs storage.

### **Bedroom One**

Fitted blue carpet. 1 x wall mounted radiator. 1 x central light fitting. 1 x double power point. Telephone point.

### **Bedroom Two**

Fitted blue carpet. 1 x wall mounted radiator. 1 x double power point. 1 x central light fitting.

### **Bathroom**

Fitted blue carpet. 3 piece white suite. Shower over bath. 1 x wall mounted radiator. Storage shelving. 1 x central light fitting. Tiled wet areas.

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Council Tax Band: Band A with Manchester City Council

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## ADDITIONAL PHOTOS







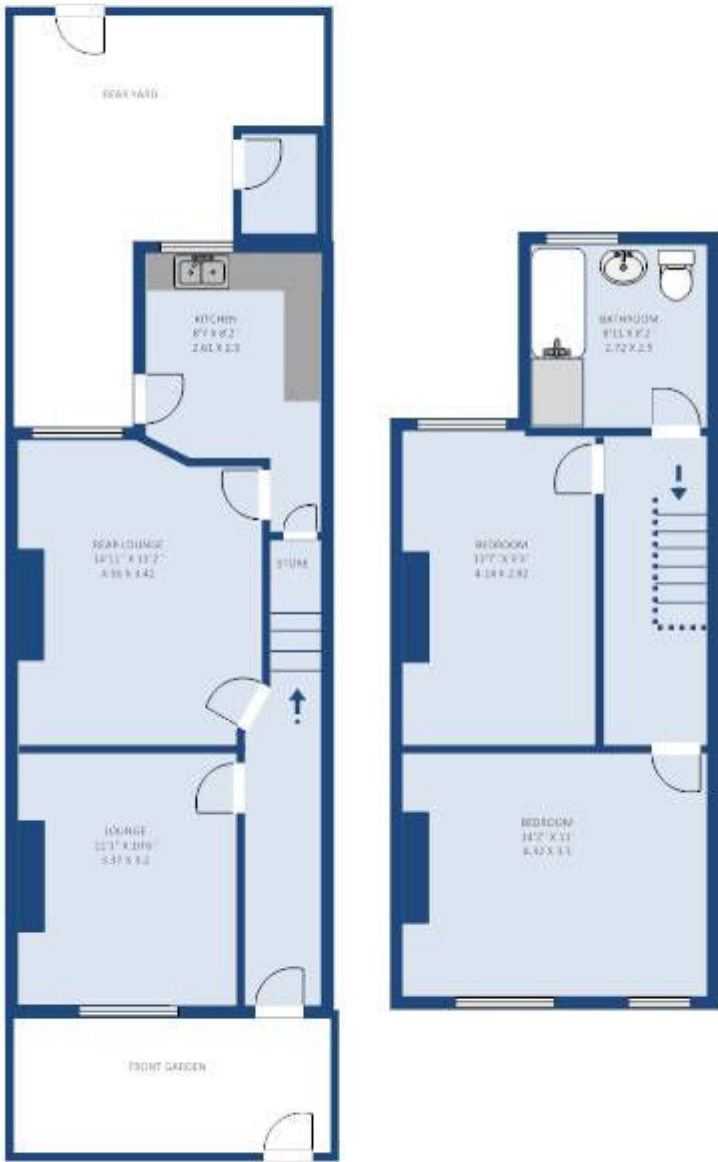


FLOORPLAN

8 VALE TOP AVENUE

APPROX GROSS FLOOR AREA = 860 SQ FEET

= 79.89 SQ METRES



FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.

**Important Notice**

No checks have been made on any other services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment on the property.

Please note that the details within these information sheets should be verified by you. All measurements are approximations and have been taken with the use of "sonic tape" some degree of variation should be allowed. Rather than be duplicated in the description, measurements and area may only be referred to in the floorplan section

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**OFFICE HOURS**



**Monday to Friday : 9am to 5.30pm**  
**Saturday : 10am to 4pm**  
**Sunday : 12pm and 3pm**