



**Church Lane
Manchester
M9**

Offers In Excess Of £235,000

bettermove

Church Lane Manchester

Bettermove are proud to present this 2 bedroom end of terraced house in Moston, Manchester, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is A.

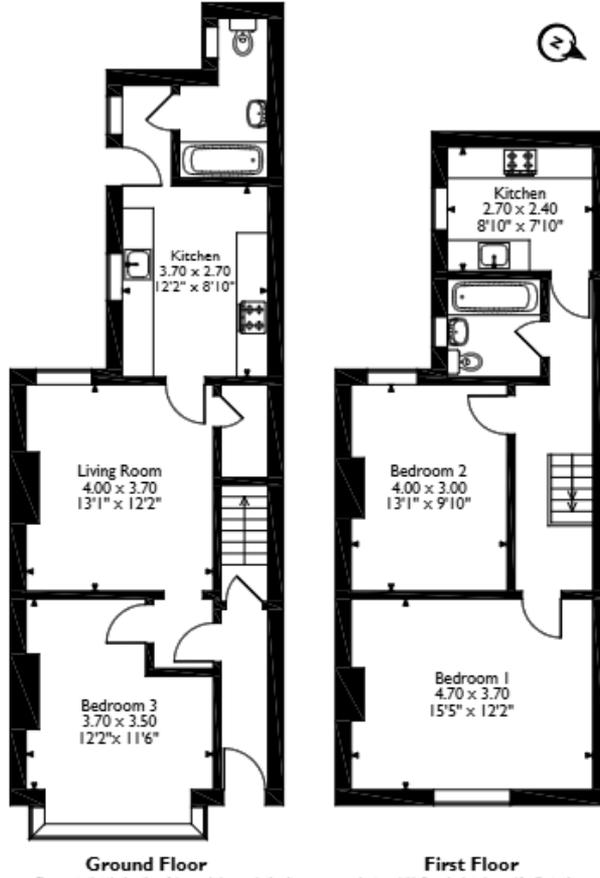
The interior of this property is currently split into two separate flats. The ground floor flat comprises a spacious living room, fitted kitchen, one bedroom, and a family bathroom. The first floor flat comprises a living room/bedroom, fitted kitchen, one double bedroom, and a family bathroom. Outside, the property boasts a private rear yard, perfect for enjoying the summer months.

Located in the popular town of Moston, Manchester, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Central Park Tram Stop, giving links on the Pink Line, a variety of local bus routes, and quick access to the M60.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Church Lane, Manchester
 Approximate Gross Internal Area
 103 Sq M / 1108 Sq Ft



Please note that the location of doors, windows and other items are approximations and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk