



## 2 bed semi-detached house to buy in M44

Apple Blossom Grove, Cadishead,  
Manchester, Greater Manchester, M44  
5FX

**£115,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Driveway parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Situated in a quiet cul de sac
- ✓ Two good sized bedrooms
- ✓ Close Local amenities and parks
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: Solar PV (Photovoltaic) panels
- ✓ Water supply: Direct mains water

## Description

Tucked away on a quiet residential street, this property is ideal for anyone looking to take on a light project and add value. With well-proportioned rooms and a traditional layout, it's the perfect starting point for creating a comfortable home or securing a solid rental return.

The accommodation includes a generous living area, kitchen, two well-sized bedrooms, and a family bathroom. Externally, there is a good-sized rear garden and off-road parking to the front. The property also benefits from electric storage heaters.

Positioned close to local amenities, schools, and excellent transport links, this is a property with strong future potential — early viewing is highly recommended.

Offered with no onward chain.

We have been advised by the vendor that there is doubling ground rent. Buyers should make their own enquiries prior to bidding.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 129

Annual Ground Rent Amount: £200.00

Price: Starting Bid £115,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Electric

Electric: Solar PV (Photovoltaic) panels

Water: Direct mains water

Sewerage: Standard UK domestic

## **Kitchen,Diner**

3.75m x 3.18m

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## **Living Room**

3.74m x 3.87m

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## **Bedroom 1**

3.74m x 2.97m

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## **Bedroom 2**

3.79m x 2.33m

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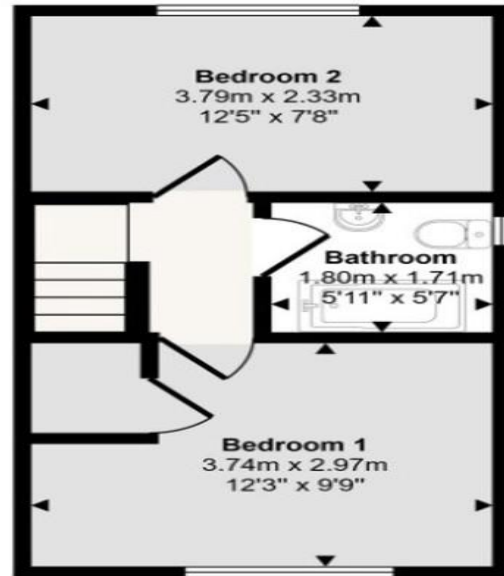
## **Bathroom**

1.8m x 1.71m

Approx Gross Internal Area  
56 sq m / 605 sq ft



Ground Floor  
Approx 29 sq m / 309 sq ft



First Floor  
Approx 27 sq m / 296 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		40	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**19 West St. Marys Gate, Grimsby, Lincolnshire, DN31 1LE, Tel: 01472 311 113,  
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