

Lot 130

Apartment 3, 14 Kilmaine Avenue,  
Manchester, Lancashire, M9 7FN



All enquiries Ref: Emma Hughes

### Leasehold ground floor flat

#### Location:

The property is located on Kilmaine Avenue. Shopping amenities can be found locally within Manchester City Centre. Public transport links are available at Moston Train Station to the north east and Failsworth Train Station to the south east along with a network of local bus services serving the surrounding areas. The property is served by road links including the M60 to the north and A663 to the east. Recreational pursuits can be found at Boggart Hole Clough Park to the west.



#### Accommodation:

Two bedrooms, reception room, kitchen, bathroom/wc

#### EPC Rating: C

#### Council Tax Band: A

#### Lease:

Held on a lease for a term of 150 years from 01/01/2004.

#### To view:

Strictly by arrangement with the auctioneers.