

Lands No 2

Apt 3, I Lands No 2, 12 Francis Avenue

Manchester



# Apartment 3

I Lands No 2, Manchester

STOP! Take a look at this first floor TWO BEDROOM APARTMENT which is located in a private, gated apartment block and situated within walking distance of Eccles town centre!

- Modern first floor apartment
- Gated allocated parking
- Two bathrooms (en-suite to the master bedroom)
- Located close to excellent transport links and other local amenities
- No chain attached
- Perfect for first time buyers and investors alike
- Walking distance to Eccles town centre
- Gas central heated and double glazed throughout
- Two well-proportioned bedrooms



### Hallway

Double glazed window to the front, ceiling light point, wall-mounted radiator and laminate flooring.

### Description

The property comprises from a welcoming hallway, two double bedrooms with one complete with the en-suite, fitted bathroom and a 20ft open-plan living space. Gas central heated and double glazed throughout. Externally there is the gated parking.

### Lounge/Kitchen

Dimensions: 22' 0" x 10' 0" (6.698m x 3.046m). Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Integrated four ring gas hob and oven, space for a fridge/freezer and space for a washing machine. Double glazed window to the rear, two ceiling light points, Juliette balcony, tiled splashbacks and lino and laminate flooring.

### Bedroom Two

Dimensions: 10' 1" x 8' 10" (3.072m x 2.704m). Double glazed window to the rear, ceiling light point, wall-mounted radiator and laminate flooring.

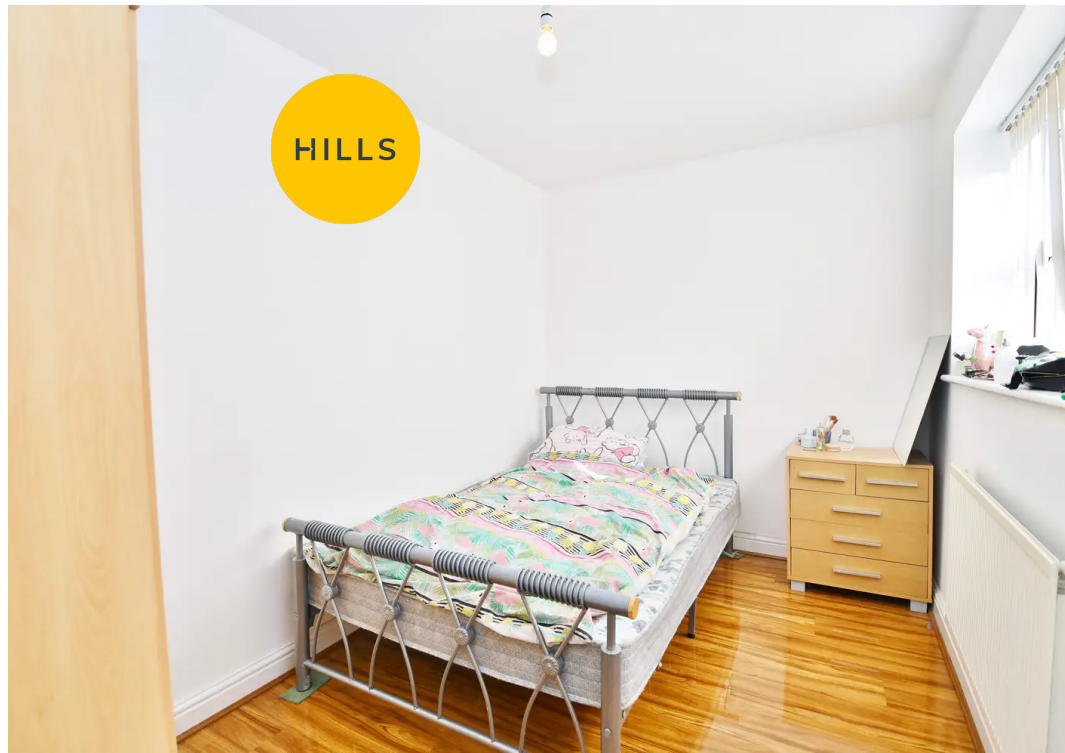
### Bedroom One

Dimensions: 10' 10" x 7' 5" (3.296m x 2.260m). Double glazed window to the front, ceiling light point, wall-mounted radiator and laminate flooring.

### En-Suite

Fitted two piece suite comprising of pedestal hand wash basin and shower cubicle.









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