



Sartoria Court, Half Edge Lane

Manchester



In Excess of £170,000

# Sartoria Court

Manchester

Immaculate two bedroom apartment with open plan lounge, kitchen & dining. High ceilings & bay windows create an elegant atmosphere. Allocated parking & prime location near amenities. Perfect for first-time buyers or downsizers. Stylish, convenient, and ready to move straight in to.

Council Tax band: B

Tenure: Leasehold

- Beautifully Presented Throughout
- Open Plan Lounge, Kitchen & Dining Room
- Perfectly Located Between Monton Village & Ellesmere Park
- Two Generous Double Bedrooms
- Stunning High Ceilings & Bay Windows
- Modern Fitted Bathroom Suite
- Allocated Parking Space
- Within Walking Distance to Bus, Train & Tram Stations
- Surrounded by Excellent Amenities Including Bars, Shops & Popular Restaurants
- Perfect First Buy or Downsize



HILLS



### Entrance Hallway

Complete with two ceiling light points, intercom and wall mounted radiator. Fitted with laminate flooring.

### Lounge / Kitchen

15' 2" x 19' 0" (4.62m x 5.79m)

Open plan lounge and kitchen area featuring complementary fitted units with integral stainless steel sink, fridge freezer, dishwasher, cooker and hob. Space for a washing machine. Complete with two ceiling light points, ceiling spotlights, double glazed bay window and vertical radiator. Fitted with laminate flooring.

### Bedroom One

14' 6" x 11' 5" (4.42m x 3.48m)

Complete with two ceiling light points, double glazed bay window and storage radiator. Fitted with laminate flooring.

### Bedroom Two

14' 2" x 7' 9" (4.31m x 2.36m)

Complete with a ceiling light point, double glazed window and storage radiator. Fitted with laminate flooring.

### Bathroom

9' 10" x 5' 10" (3.00m x 1.79m)

Featuring a three-piece suite including bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, heated towel rail, tiled walls and waterproof laminate flooring.







## Hills | Salfords Estate Agent

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