



**Hills Residential**

Looking for a property within walking distance to MONTON VILLAGE? Then look no further than this SPACIOUS TWO DOUBLE BEDROOM 1ST FLOOR apartment that benefits from an open plan lounge and kitchen, two large bedrooms and a modern three piece bathroom. Having been comprehensively renovated the property is available with NO CHAIN and would make the ideal first home or potential investment. Fully double glazed and heated. Externally the property has ample parking available. The property is ideally located close to excellent transport links including the metro and train stations and is within walking distance of Monton Village with its fine array of bars, restaurants and shops! Book your viewing today by calling 01617074900

**14-16 Half Edge Lane  
Manchester, M30 9GJ**

**Monthly Rental Of £750**

**0161 7074900**

**info@hillsresidential.co.uk**

### **Entrance Hallway**

Ceiling light point, wall mounted radiator and laminate flooring. Storage cupboard

### **Lounge** 15' 1" x 10' 9" (4.59m x 3.27m)

Double glazed bay window to the side elevation, ceiling light point and a wall mounted radiator. Wood effect laminate flooring

### **Kitchen** 10' 8" x 7' 8" (3.25m x 2.34m)

Fitted with a stunning range of wall and base units with complementary roll edge work surfaces and an integrated sink and drainer unit. Built in oven/hob and fridge/freezer. With space and plumbing for a washing machine. Ceiling light points and cushioned flooring

### **Bedroom One** 14' 6" x 11' 5" (4.42m x 3.48m)

Double glazed window bay window to the front, ceiling light point and a wall mounted radiator

### **Bedroom Two** 14' 3" x 7' 8" (4.34m x 2.34m)

Double glazed window, ceiling light point and a wall mounted radiator

### **Bathroom** 9' 9" x 5' 10" (2.97m x 1.78m)

Fitted with a modern three piece bathroom suite including paneled bath, low level W.C and a pedestal hand wash basin. Tiled walls and cushioned flooring. Ceiling light point and a heated chrome towel rail

### **Communal Area**

With well kept carpeted communal areas through-out. Secure coded access to the front.

### **Externally**

Ample parking to the front and side of the property





