

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





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.



