



Cranford House, Half Edge Lane

Manchester



Offers Over £170,000

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Fantastic two-bedroom apartment in prime location between Monton and Ellesmere Park. Bright interiors, spacious bedrooms, modern shower room.

Residents' parking and well-kept communal areas.

Ideal for first-time buyers or downsizers seeking comfort and convenience.

Council Tax band: B

Tenure: Leasehold

- Spacious Two Bedroom Apartment with Well Maintained Block
- Ideally Positioned Between Monton & Ellesmere Park
- Open Plan Lounge & Dining Room
- Separate Fitted Kitchen
- Fully Electric & Double Glazed Throughout
- Modern Shower Room
- Residents Parking
- Well Kept Communal Areas & Gardens
- Perfect First Buy or Downsize



Entrance Hallway

12' 6" x 5' 8" (3.82m x 1.73m)

Complete with ceiling light point, storage cupboard and wall mounted radiator. Fitted with lino flooring.

Lounge

18' 3" x 11' 4" (5.55m x 3.46m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Kitchen

8' 5" x 7' 10" (2.57m x 2.39m)

Featuring complementary wall and base units with space for a cooker, fridge freezer and washing machine. Complete with a ceiling light point, double glazed window and laminate flooring.

Bedroom One

9' 2" x 12' 3" (2.80m x 3.74m)

Featuring fitted wardrobes. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bedroom Two

8' 8" x 7' 10" (2.64m x 2.40m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bathroom

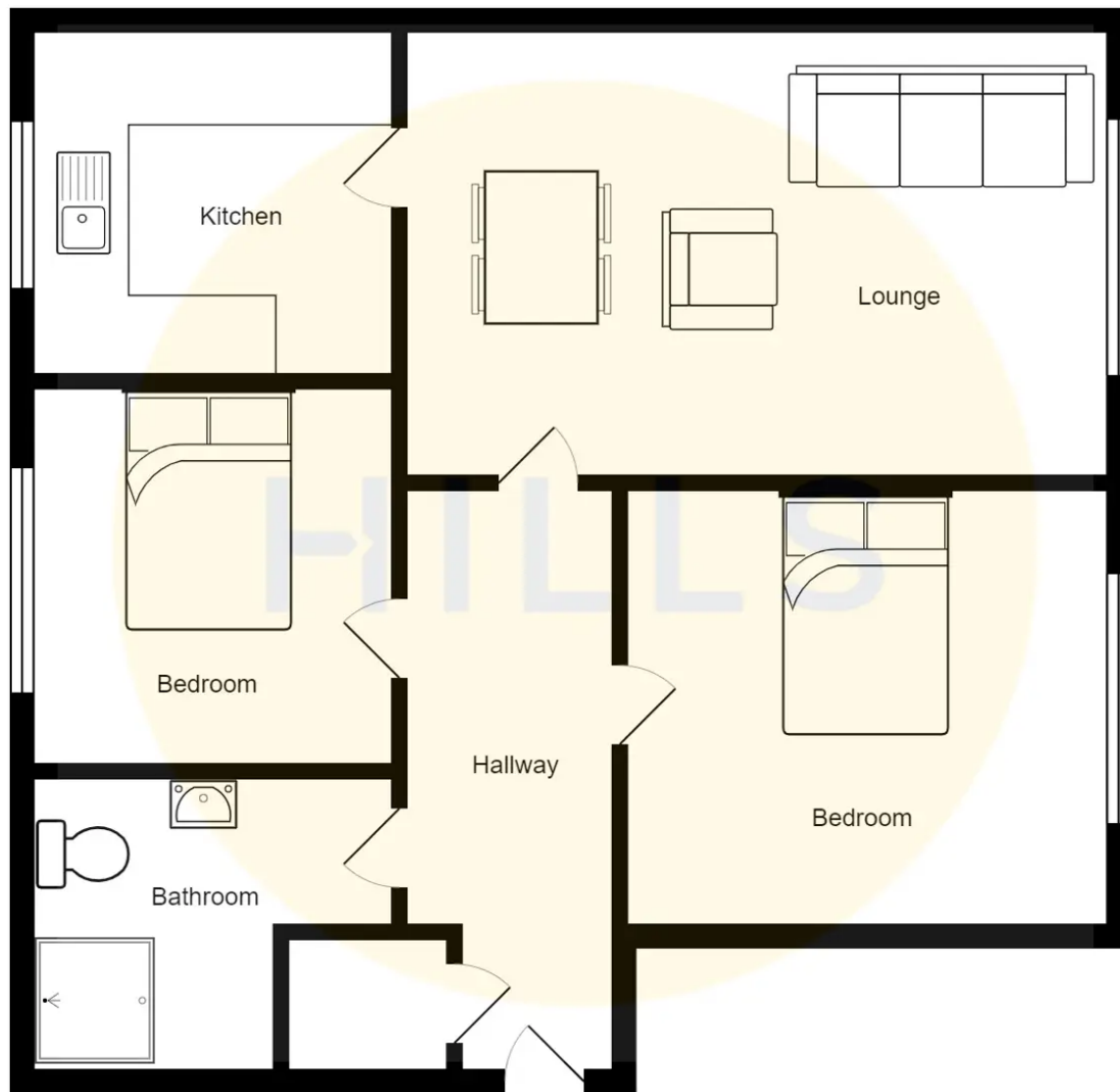
6' 6" x 7' 9" (1.97m x 2.36m)

Featuring a shower, hand wash basin and W.C. Complete with ceiling spotlights, heated towel rail, tiled walls and lino flooring.

External

Access to a partially boarded loft and resident parking.







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