



Ash Lea Grange, Half Edge Lane

Manchester



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Desirable two bed apartment located within walking distance to Monton Village. Open plan layout, modern kitchen, two double bedrooms, contemporary shower room. Secure entry, gated parking. Ideal for first-time buyers or downsizers seeking quality living in sought-after area. Close to amenities and transport links.

Council Tax band: C

Tenure: Leasehold

- Ideally Positioned Between Monton Village & the Tree Lined Streets of Ellesmere Park
- Perfect First Time Buy
- Open Plan Kitchen, Living and dining Space
- Two Generous Double Bedrooms
- Contemporary Shower Room
- Situated on the Second Floor
- Secure Buzzer Entry & Gated Allocated Parking
- Surrounded by a Plethora of Amenities & Transport Links



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Entrance Hallway

Complete with a ceiling light point, electric radiator and lino flooring. Loft access.

Lounge / Kitchen / Diner

17' 3" x 12' 7" (5.26m x 3.84m)

Featuring complementary wall and base units with composite sink. Integral electric hob with glass splashback, part tiled walls and extractor. Space for a washing machine, fridge freezer and electric oven. Complete with two ceiling light points, two Velux windows, double glazed window and electric radiator. Fitted with laminate flooring.

Bedroom One

11' 9" x 7' 8" (3.58m x 2.34m)

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

Bedroom Two

14' 7" x 9' 0" (4.45m x 2.74m)

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

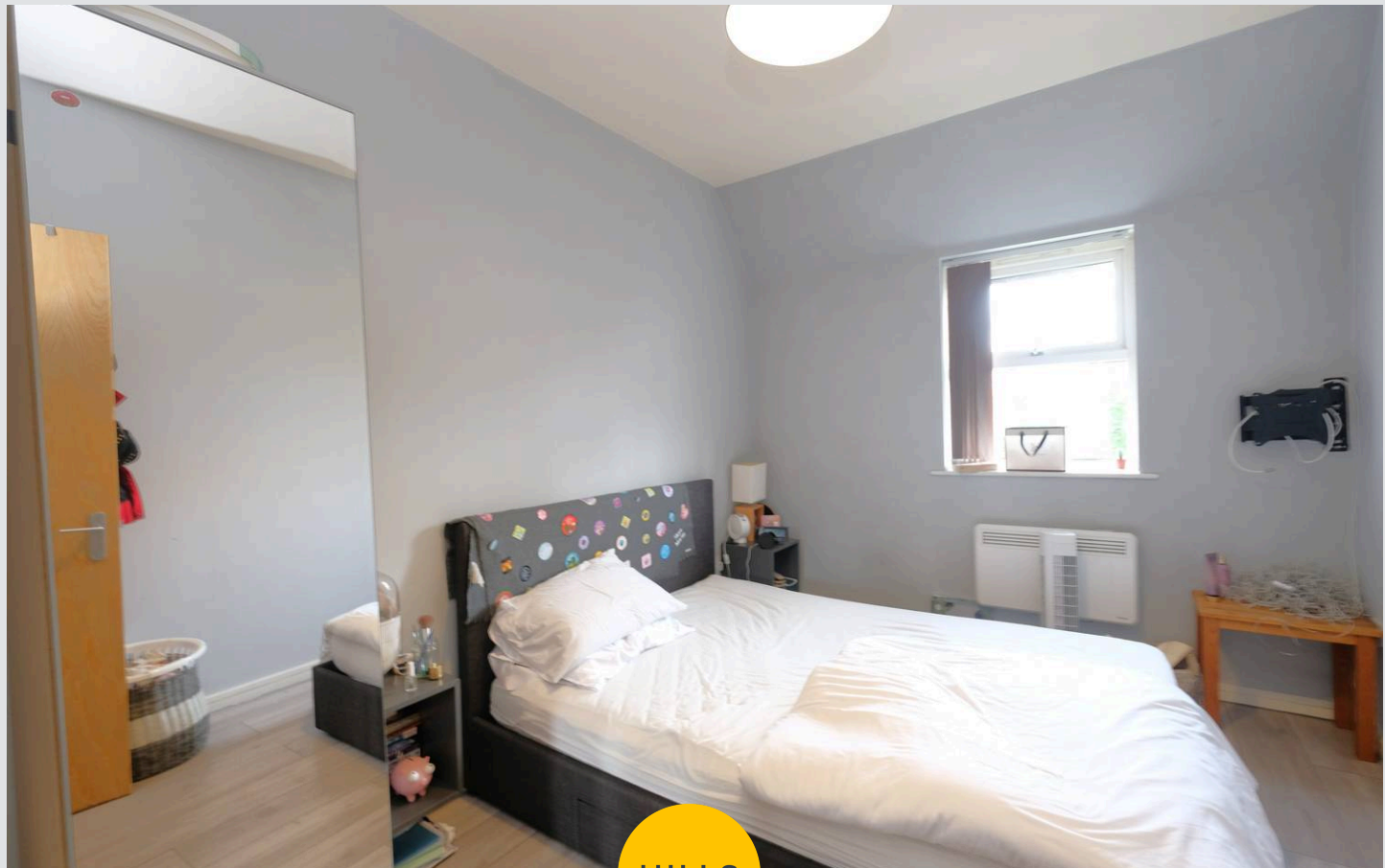
Bathroom

8' 1" x 8' 4" (2.46m x 2.54m)

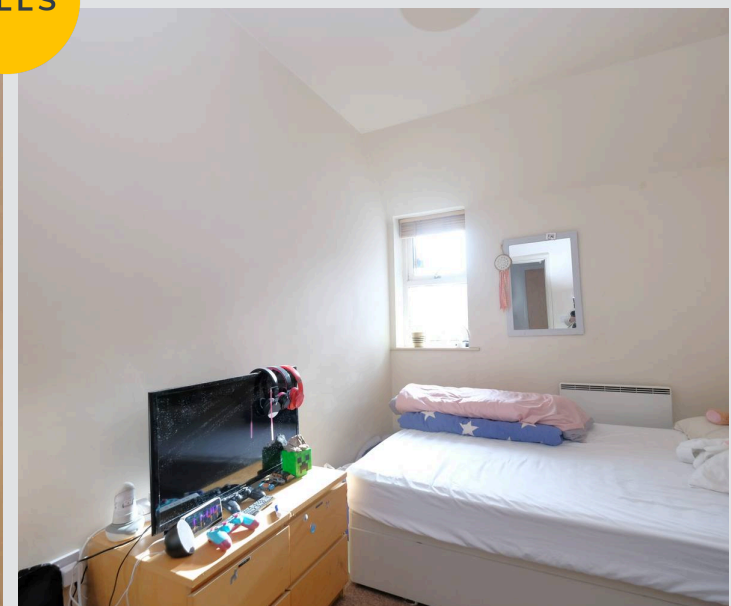
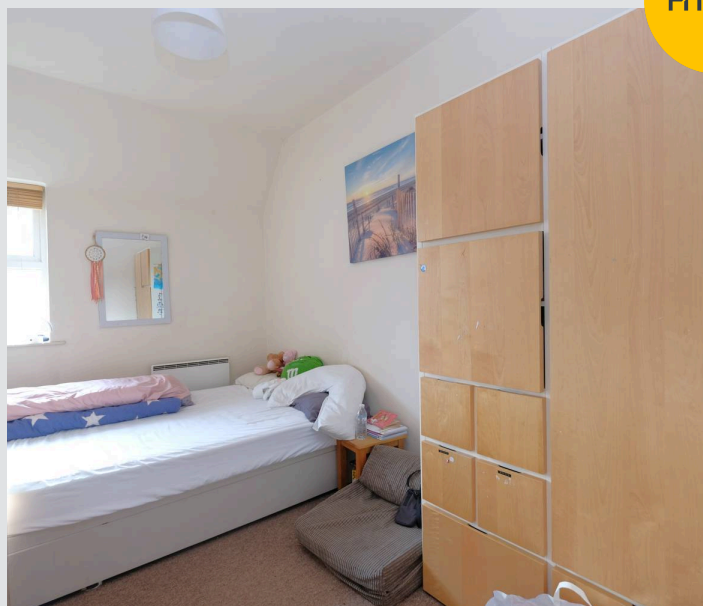
Featuring a three piece suite including a walk in shower, hand wash basin and W.C. Complete with ceiling spotlights, heated towel rail, part tiled walls and tiled flooring.

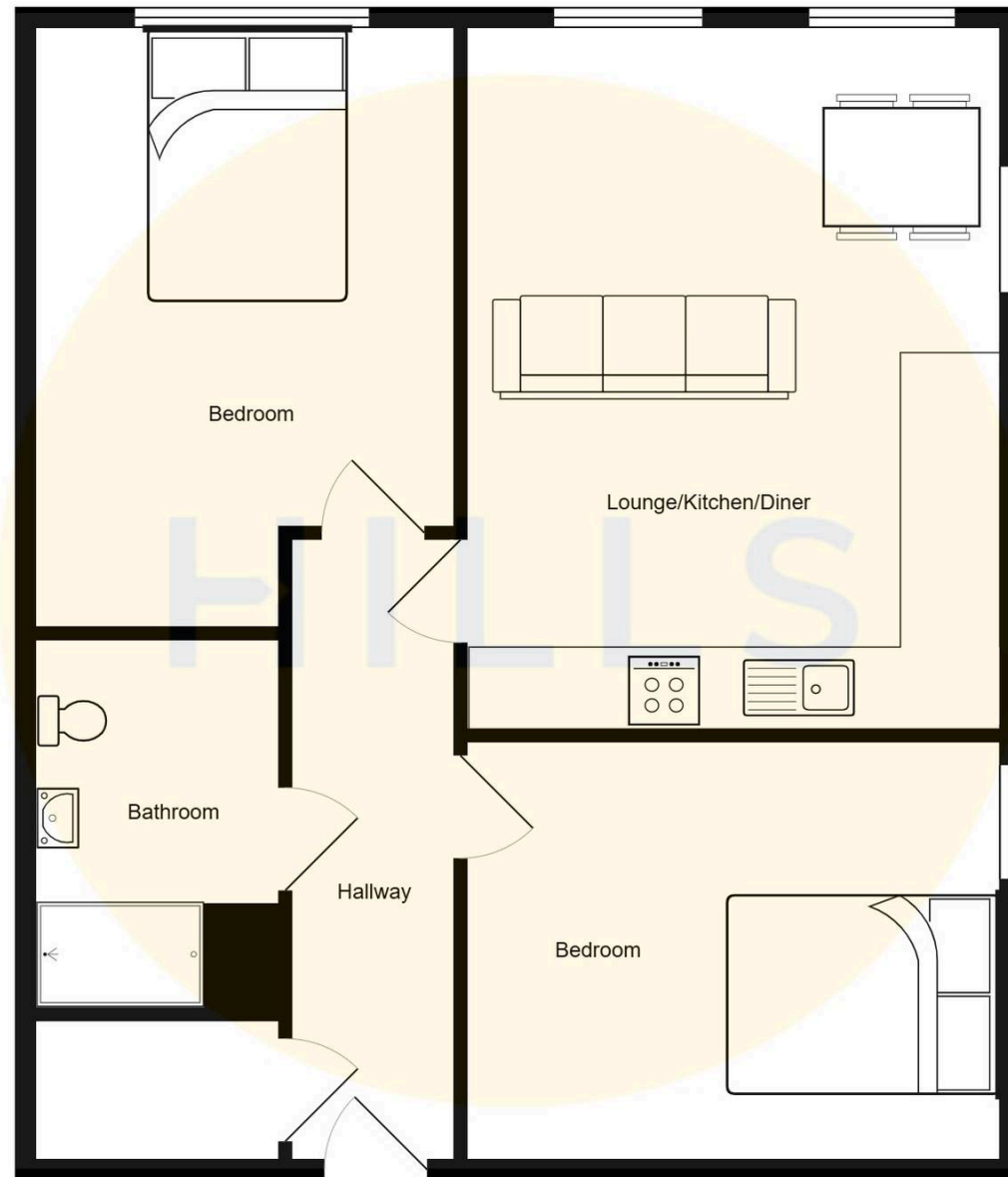
External

Allocated parking.



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