



Sartoria Court, Half Edge Lane

Manchester

HILLS

Offers in Region of £170,000

Sartoria Court

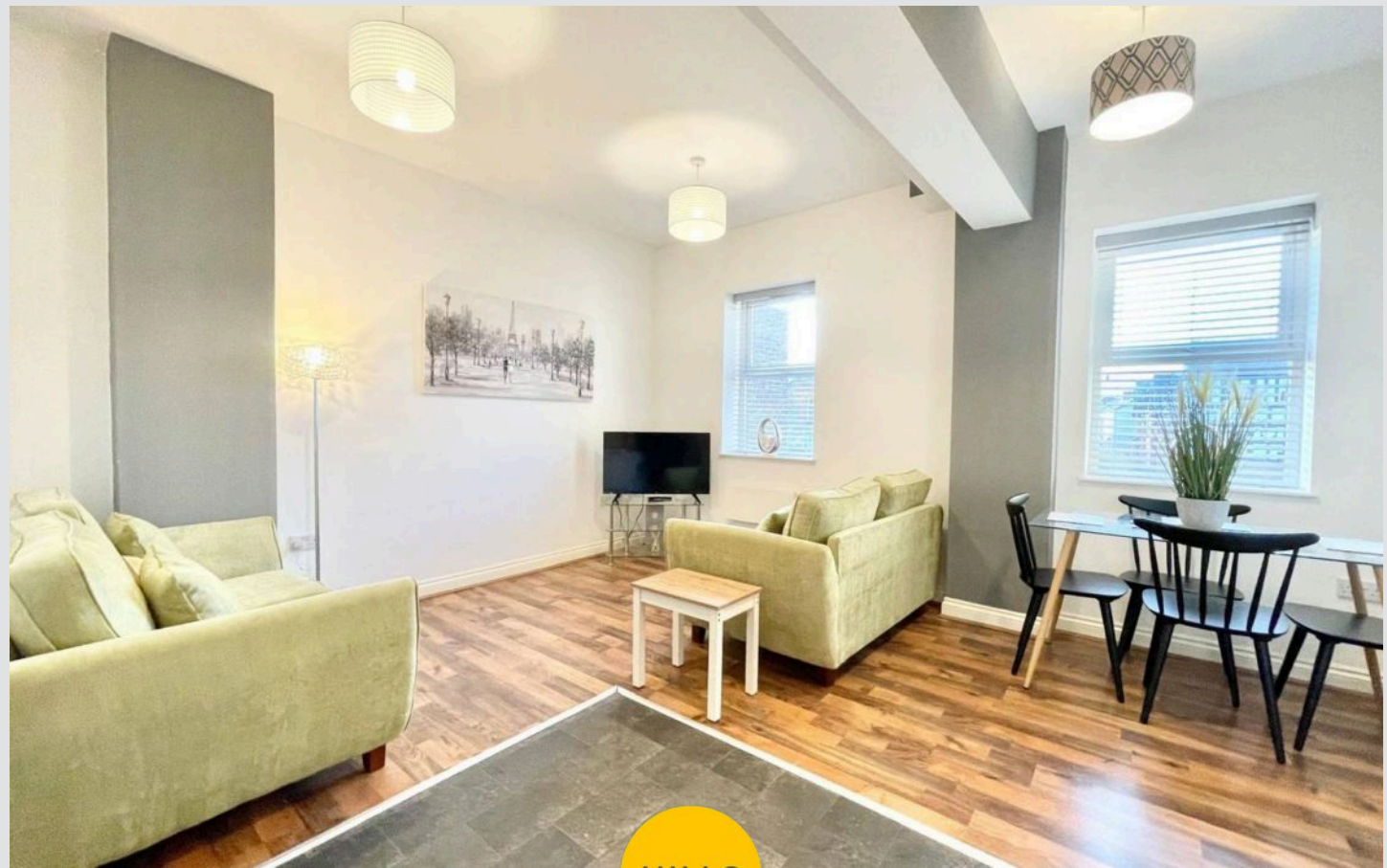
Manchester

Stunning contemporary apartment in period building between Monton Village & Ellesmere Park. Two bed, first floor with open-plan layout, modern kitchen, & prime location near amenities & transport links. Ideal for first time buyers & investors (8% yield potential).

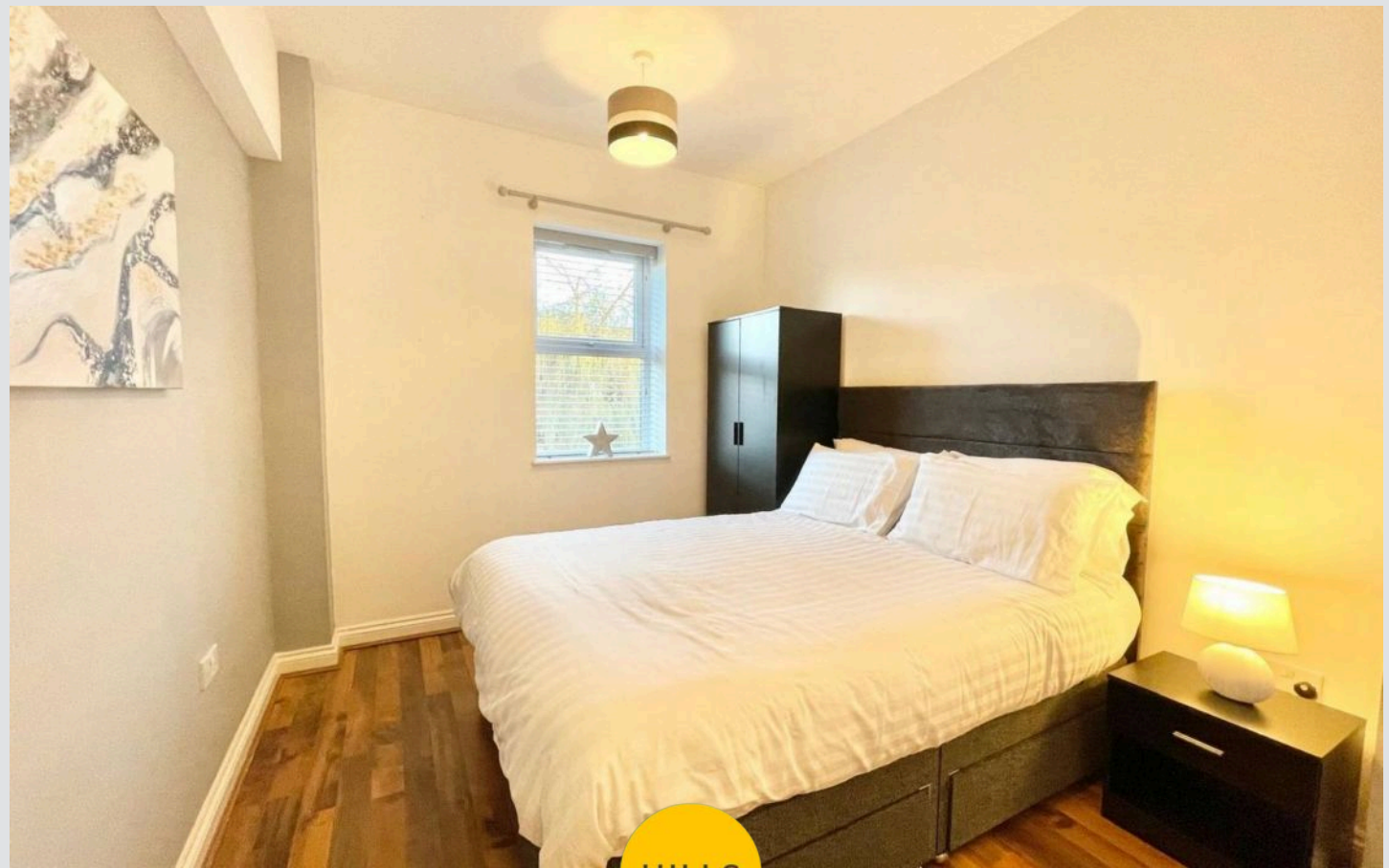
Council Tax band: B

Tenure: Leasehold

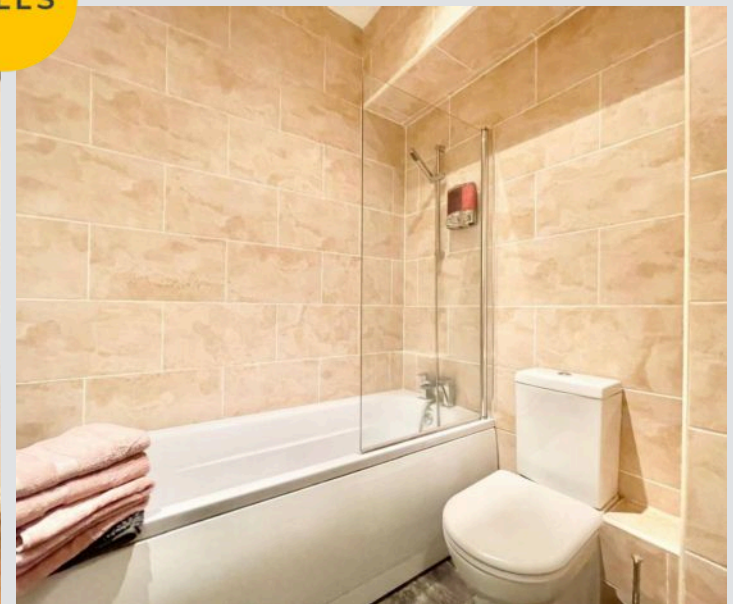
- Located Between the Desirable Monton Village and Tree Lined Streets of Ellesmere Park
- Beautifully Presented Throughout
- Open Plan Kitchen, Living and Dining Space
- Two Well Proportioned Double Bedrooms
- Three Piece Bathroom Suite
- Perfect First Time Buy or Investment Achieving 8.4% Yield
- Surrounded by a Plethora of Amenities & Excellent Transport Links



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Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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.