

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	45
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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Moss Lane West, Manchester, M15 5FB

£120,000

CITY CENTRE LIVING

Nestled in the vibrant area of Moss Lane West, Manchester, this charming apartment offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a cosy retreat in the heart of the city.

The apartment features welcoming open plan living, providing a delightful space for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating an inviting atmosphere throughout. The bathroom is well-appointed, ensuring that your daily routines are both comfortable and efficient.

Living in Moss Lane West means you are surrounded by a lively community, with an array of local amenities just a stone's throw away. From trendy cafes and restaurants to shops and parks, everything you need is within easy reach. The area is well-connected by public transport, making it simple to explore all that Manchester has to offer.

This apartment presents an excellent opportunity for those looking to embrace city living while enjoying the comforts of home. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Don't miss the chance to make this delightful apartment your own in one of Manchester's most sought-after locations.

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 1  1  1  E

- Ground Floor Flat
- Three Piece Bathroom
- Tenure: Leasehold
- Open Plan Living Room
- Communal Gardens
- Council Tax Band: A
- One Bedroom
- Parking Spaces Available
- EPC Rating: E

Ground Floor

Hall

8' x 5'1 (2.44m x 1.55m)

Entrance door, storage cupboard and doors to reception room, bedroom and bathroom.

Open Plan Living

16'8 x 12'11 (5.08m x 3.94m)

UPVC double glazed window, electric storage heater, gloss wall and base units, integrated single oven, four ring induction hob, one and half bowl stainless steel sink with draining board and mixer tap, integrated fridge freezer, integrated washing machine, under unit lighting, original brick ceiling and wood effect flooring.

Bedroom

12'11 x 9'10 (3.94m x 3.00m)

UPVC double glazed window, electric storage heater, two feature wall lights and original brick ceiling.

Bathroom

8'5 x 8'2 (2.57m x 2.49m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, pedestal wash basin, panel bath with direct feed shower over, tiled elevation and tiled flooring.

External

Communal gardens and parking spaces.



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