



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Wardley Hall Court, Manchester, M27 9BB

£150,000

TWO BEDROOM FLAT IN MANCHESTER NOT TO BE MISSED

Welcome to this charming flat located at Wardley Hall Court, 518 Manchester Road, Manchester. This delightful property boasts two generous double bedrooms, providing ample space for relaxation and rest. One of the bedrooms features an integrated wardrobe, offering convenient storage solutions while maintaining a tidy and organised living space.

The heart of the home is a spacious and well-lit reception room, perfect for entertaining guests or enjoying quiet evenings in. This inviting area seamlessly leads to the rear yard, creating a wonderful indoor-outdoor flow that is ideal for those who appreciate fresh air and natural light.

The kitchen is well-equipped, providing a functional space for culinary endeavours. Whether you are a seasoned chef or simply enjoy preparing meals, this kitchen will meet your needs with ease.

This flat presents an excellent opportunity for those seeking a comfortable and stylish living environment in a prime location. With its generous bedrooms, bright reception room, and practical kitchen, it is sure to appeal to a variety of buyers or renters. Do not miss the chance to make this lovely flat your new home.

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Wardley Hall Court, Manchester, M27 9BB

£150,000

 **2**  **1**  **1**  **C**

- EPC Rating C
- Two Well Proportioned Bedrooms
- Ideal Home For A Couple Or Single Occupancy
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Off Road Parking
- Fitted Kitchen And Three Piece Shower Room
- Tenure Leasehold
- Communal Gardens
- Close Proximity To Local Amenities

Entrance

Hardwood door to hall.

Hall

16'7 x 3'5 (5.05m x 1.04m)

Central heating radiator, smoke alarm, wood effect flooring, doors to reception room, kitchen, shower room, two bedrooms and storage.

Reception Room

12'1 x 12'1 (3.68m x 3.68m)

UPVC double glazed window, central heating radiator, wood effect flooring and French doors to rear.

Kitchen

10'5 x 6'8 (3.18m x 2.03m)

UPVC double glazed window, central heating radiator, wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, oven, four ring gas hob, tiled splash back, extractor hood, integrated fridge freezer and tiled effect flooring.

Shower Room

8'2 x 5'11 (2.49m x 1.80m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, walk in direct feed shower, part tiled elevation and tiled effect flooring.

Bedroom One

11'10 x 10'8 (3.61m x 3.25m)

UPVC double glazed window, central heating radiator and integrated wardrobes.

Bedroom Two

12'1 x 8' (3.68m x 2.44m)

UPVC double glazed window and central heating radiator.

External

Communal gardens and allocated parking.

