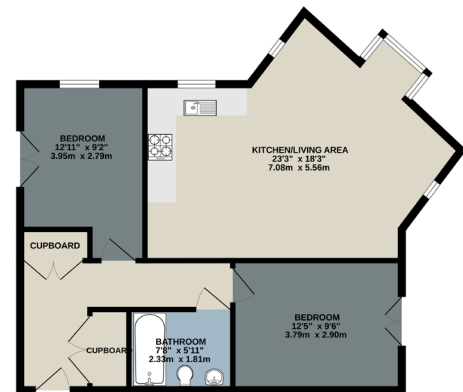


GROUND FLOOR  
688 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA: 688 sq.ft. (64.0 sq.m.) approx.



# Hare Hill Road

- HATTERSLEY -

Looking for a spacious apartment ready to move into and conveniently located? This one is for you.

## KEY POINTS

- Convenient location close to transport connections
- 2nd Floor Apartment
- Views over Manchester City Centre
- Two double bedrooms
- Allocated parking
- Gas central heating

**0161 871 7071**  
team@otmpropertyboutique.co.uk



Welcome to Hare Hill Road, a second-floor apartment in a well looked after development and a great spot for accessing road and rail networks.

With allocated parking next to the apartment block, the welcoming hallway leads you up a short flight of stairs and into your apartment.

The current owner has carefully cared for this immaculate property, creating a place to move straight into and enjoy whilst you consider which bits you wish to personalise.

Off the hallway, to the right is a large storage cupboard which is great for the Hoover and ironing board. The current owner has a washing machine located here as well. With a second storage cupboard at the end of the hallway ideal for coats, shoes and bags.

Hugging the corner of the flat is your open plan living/dining/kitchen area with bags of light and great views.

The kitchen is fitted with a gas hob and electric oven and plenty of work top space for you to cook a lovely Sunday dinner for friends and family. A dining table is nearby so you can chat with friends while you cook.

A corner bay window in the sitting area makes this a light and bright room, the social hub of the home. Perfect for watching a film or the football, you have space for any configuration of sofa for everyone to gather and relax.

At the back of the property is the first of the double bedrooms. Large enough to accommodate a king-sized bed and wardrobes with space for further storage if needed.

A further double bedroom is ideal for visiting guests or a teenager hide away, again with space for fitted wardrobes.

The family bathroom has a white suite, with electric shower over the bath and underfloor heating.

#### Where it is

Hare Hill Road is in a quiet location, tucked away just off Ashby Gardens. Local shops and amenities are nearby, including a Tesco supermarket.

With Werneth Low Country Park only a few minutes away, you are close to the countryside and all it has to offer, yet only a 2-minute drive to access M60/M67 motorway network and within walking distance to train stations to take you into Manchester city centre.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
81-91	B	83	83
69-80	C		
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

## TECHNICAL DETAILS

- Council tax band: A
- Tenure: Leasehold
- Boiler location; Kitchen
- Boiler type: Gas Combination
- Double glazed
- Allocated parking
- Intercom system

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