



## 33 Parsons Way , Manchester, M9 4PY

**£85,000**



COUSINS ESTATE AGENTS are delighted to introduce this two-bedroom flat FOR SALE in Harpurhey. The property is conveniently located with easy access to local amenities, including supermarkets, and all major transport links, making it an ideal choice for commuters to Manchester and the surrounding areas.

The flat also benefits from parking within a secure gated community.

Offered with No Onward Chain

This well-presented Two-Bedroom Penthouse apartment is ideally situated close to local amenities and transport links to the city centre, making it perfect for first-time buyers and investors alike. An internal viewing is highly recommended to fully appreciate the space on offer.





COMMUNAL ENTRANCE HALL

Accessed via door entry telephone. Stairs to all floors.

PRIVATE ENTRANCE HALL

3.55m x 1.20m (11'8" x 3'11"). Accessed via wooden front door. Alarm control panel. Centre light fitting. Electric heater. Doors leading to the lounge, bathroom and both bedrooms.

LOUNGE/KITCHEN/DINER

(Open plan, L-shaped) - 5.72m x 4.42m reducing to 4.13m (18'9" x 14'6" reducing to 13'7").

KITCHEN

With a range of wall and base units in Beech with contrasting roll edge worktops over incorporating a single stainless steel drainer sink unit with mixer taps. Integrated electric oven with four ring electric hob with recess stainless steel extractor canopy hood over. Recess plumbing for a washing machine. Integrated fridge/freezer. Part ceramic tiling to the walls around the work surface areas. Recess low voltage spotlights to the ceiling. UPVC double glazed windows to the front aspect. Space for dining table and chairs.

LOUNGE/DINER

With UPVC double glazed windows to the front aspect. Electric heater. Centre light fitting. Door entry telephone. Telephone point. Television aerial. Open plan leading to the kitchen.

BEDROOM ONE

With UPVC double glazed windows. Centre light fitting. Electric heater.

BEDROOM TWO

With UPVC double glazed windows. Centre light fitting. Electric heater.

BATHROOM

BATHROOM

With a three piece suite in White comprising of low level toilet, pedestal wash hand basin and paneled bath. Part ceramic tiling to the walls. UPVC frosted double glazed windows to the side aspect. White heated towel rail. Centre light fitting. Extractor fan.

TO THE OUTSIDE

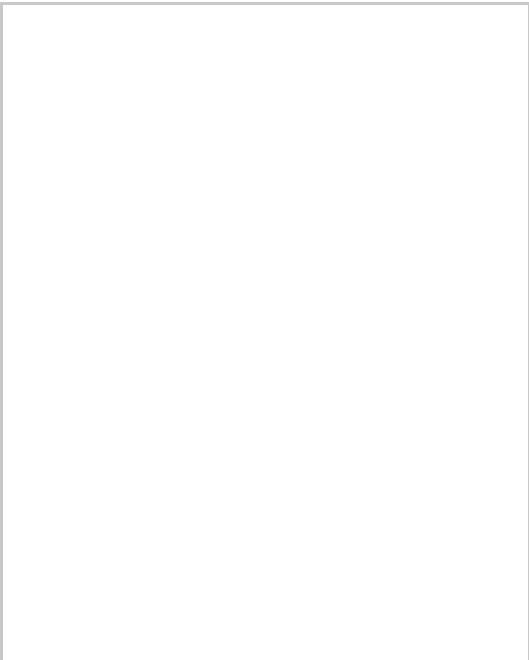
TO THE OUTSIDE

Communal gardens and allocated parking.

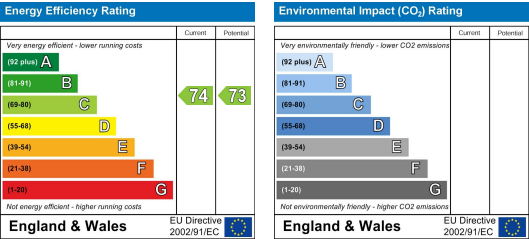
Area Map



Floor Plans



Energy Efficiency Graph



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