

## Apartment 5, 12 Range Road, Whalley Range, M16 8ES



**Guide price £110,000**

**\*\* INVESTMENT OPPORTUNITY \*\***

This property is being sold with tenants in-situ and is therefore for investors only.

Presently achieving £550 pcm

An attractive first floor on bedroom apartment located within a period conversion on an attractive tree lined road with views over communal gardens. Comprising briefly of; entrance hall, double bedroom, large bathroom with shower over, living room with bay front window and separate kitchen. Available with vacant possession, making this the perfect investment opportunity or first time purchase. Conveniently placed both for Chorlton Village, Didsbury the City Centre and just a short walk to Alexandra Park and local amenities, eateries and

## Communal Hallway

Stairs to first floor,

## Hallway

Central heating radiator, access to all rooms, intercom entry phone.

## Lounge/Dining Room 13'5" X 12'11"

Double glazed bay window to front aspect, central heating radiator.

## Kitchen 8'1" X 7'

Fitted with a range of units comprising: base storage cupboards with work tops over and matching eye level units, single drainer stainless steel sink unit, plumbing for washing machine, space for fridge/freezer, space for electric cooker, wall mounted Worcester gas fired combination central heating boiler, double glazed window to side aspect, part tiled walls.

## Double Bedroom 11'5" X 11'3"

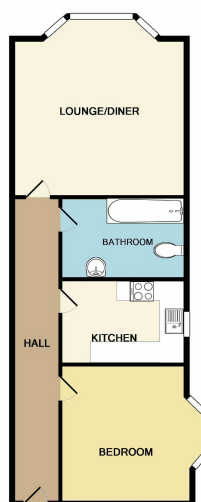
Double glazed window to side aspect, central heating radiator.

## Bathroom 10' x 6'7"

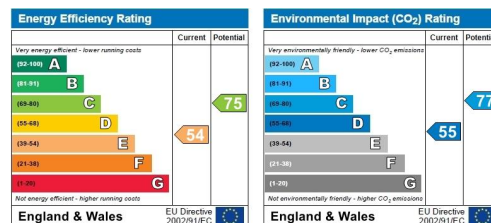
Fitted with a white three piece suite with chrome fittings comprising: panelled bath with bath mixer/shower spray, pedestal wash hand basin, low level wc, double glazed window to side aspect, part tiled walls, central heating radiator.

## Outside

Communal area to the rear of the property, lawned garden to the front and the property is set within a corner plot.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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