



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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EMMA
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The Beeches, West Didsbury

Asking Price Of £160,000

- Purpose built top floor apartment
- Lounge
- Kitchen
- Good size bedroom
- Modern bathroom
- UPVC double glazed
- Electric heating
- Lovely views over River Mersey





Property Description

ENTRANCE HALLWAY:
External wooden door, telephone intercom system, electric storage heater.

LOUNGE
14 ft 8 x 11ft 4 with floor to ceiling UPVC double glazed window to rear aspect with delightful views over the River Mersey and communal gardens. Electric heater open through to kitchen area.

KITCHEN:
11ft 5in x 6ft 5in With base units and drawers, eye level wall units with work surfaces over, inset stainless steel sink drainer with chrome mixer tap, space for electric cooker plumbing for washing machine space for tall fridge freezer. UPVC doubled glaze window to side aspect.

BEDROOM ONE:
15ft x 9ft 03in With UPVC double glazed window to side aspect, electric storage heater, laminate flooring.



BATHROOM:
With modern white three-piece bathroom suite, With panelled bath with electric shower over and shower screen door, pedestal wash and basin, low-level WC, patterned UPVC double glazed window to side aspect, large built-in airing cupboard housing the hot water cylinder.

OUTSIDE:
To the front of the property there is communal off-road parking. Well-kept communal lawned garden with planted flowers and shrubs.