

Apartment 9 2, Royalthorn Road, Manchester, M22 8NH



This modern two-bedroom apartment, set on the second floor, is a great opportunity for first-time buyers or savvy investors. It's in a super handy spot, with easy access to Manchester Airport, Wythenshawe Hospital, and key motorway routes, making commuting a breeze. Inside, you'll find a bright and spacious living room that flows nicely into an open-plan dining area — perfect for relaxing or entertaining. The kitchen is fully fitted with modern appliances, including a fridge/freezer, oven and hob, and a washer/dryer, so you're all set from day one.

Both bedrooms are good-sized doubles, ideal for working from home. The bathroom is sleek and contemporary, complete with a shower over the bath. The property also benefits from gas central heating, a security alarm, and residents' parking. Whether you're starting out or looking to expand your portfolio, this place offers a great mix of style, space, and location.

Asking Price £155,000

ENTRANCE HALLWAY

A long bright and airy hallway, which has laminate flooring with wall mounted intercom and alarm. Doors lead off to the various rooms and there is a useful storage cupboard which holds the Electric Fuse Box.

LOUNGE

Entering from a large hallway into an open plan living area and dining room, with carpeted flooring, UPVC Double glazed window to the front, two fitted wall uplighters bringing more light into this airy room, and opening into a dining area with access to the kitchen.

KITCHEN

A fully fitted kitchen with a range of high gloss wall and base units including a wine rack, with integrated gas hob and electric oven, a stainless steel sink/drainers and extractor fan with splashback. Vinyl flooring and spotlights to the ceiling.

MASTER BEDROOM

The master bedroom is of good size and is carpeted with a UPVC double glazed window with blinds, a wall mounted radiator and a centre light fitting.

BEDROOM 2

This spacious bedroom offers a fantastic guest bedroom or study/nursery, with carpeted flooring, wall mounted radiator and UPVC double glazed window and a centre light fitting.

BATHROOM

A modern bathroom suite with a bath and overhead shower with screen, WC and hand basin, this room is part tiled, with a wall mounted radiator and extractor fan and a frosted UPVC double glazed window. There is also a mirrored cabinet to the wall and vinyl flooring. Spotlights to the ceiling.

PRIVATE PARKING AND COMMUNAL GARDENS

DISCLAIMER 1

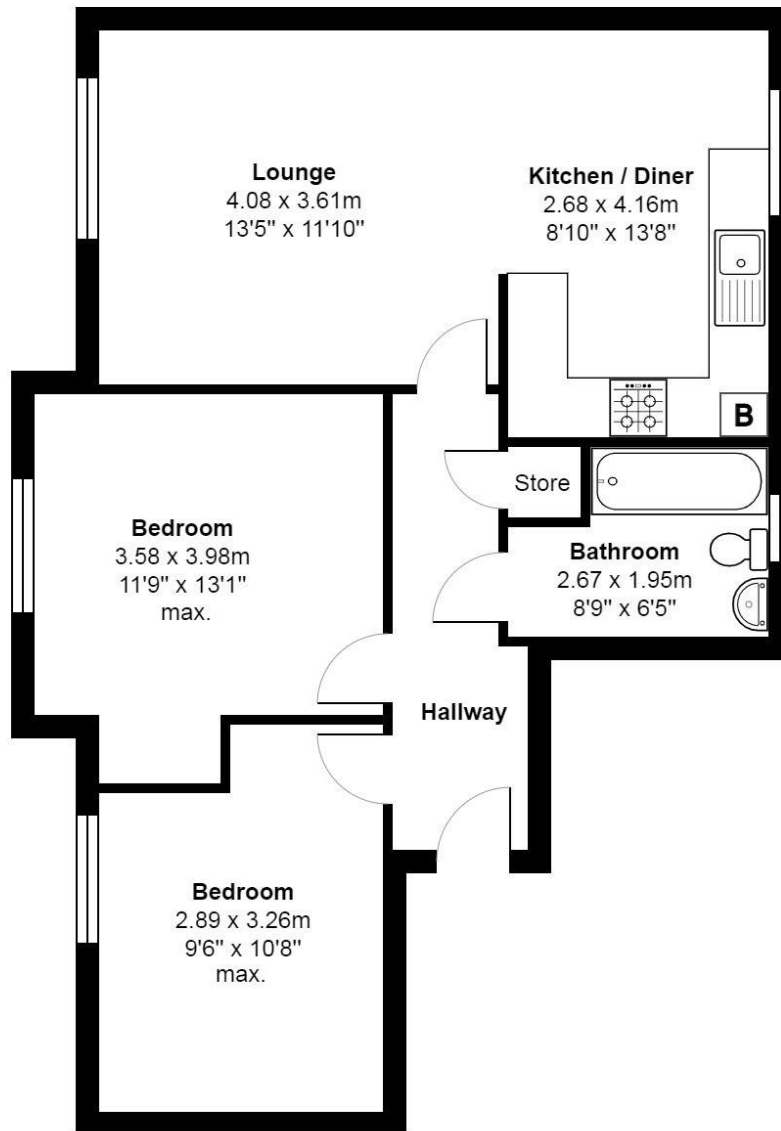
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DISCLAIMER 2

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burners, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.







Second Floor

Total Area: 61.9 m² ... 666 ft²

All measurements are approximate and for display purposes only