

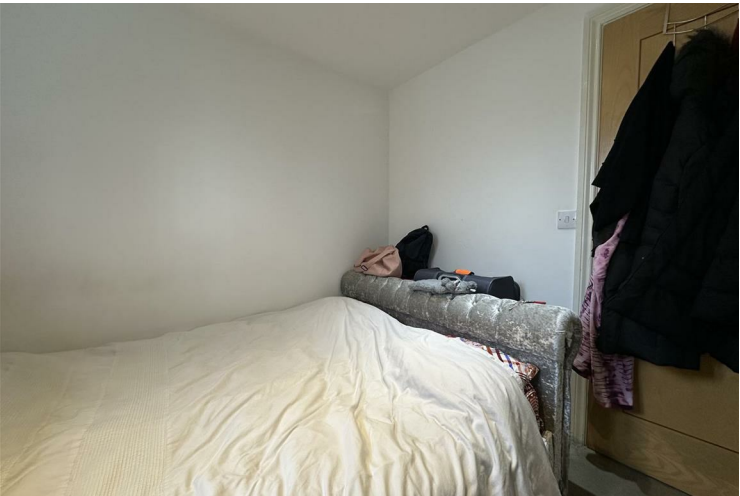


703 HYDE ROAD MANCHESTER

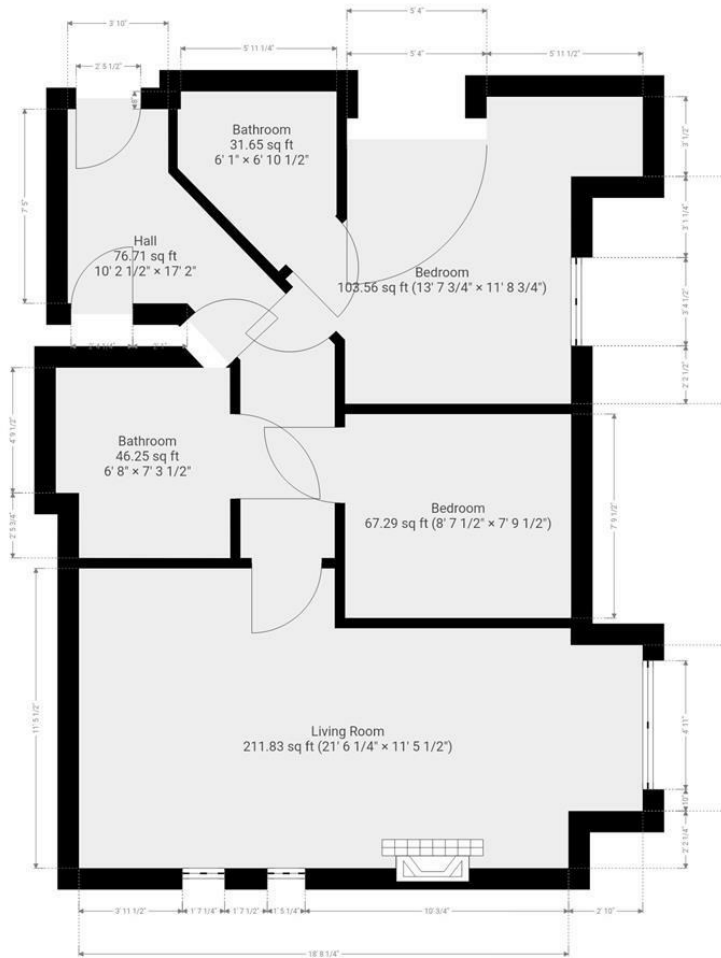
£130,000
LEASEHOLD

Two Bedroom Apartment With Parking This well-presented two-bedroom apartment offers modern living in a convenient location, ideal for both first-time buyers and investors. Set within a well-maintained building with lift access, the property features a spacious open-plan living room and kitchen area, perfect for entertaining or relaxing. The kitchen is fitted with integrated appliances and ample cupboard space, offering both style and functionality. The apartment comprises a generously sized double bedroom complete with its own en-suite shower room, as well as a large single bedroom that could also serve as a home office or guest room. In addition to the en-suite, there's a modern family bathroom with a clean, contemporary finish. Further benefits include an allocated parking space, double glazing throughout, and a secure entry system for added peace of mind. Situated on a main route into Manchester city centre, the apartment enjoys excellent transport links. Regular bus services operate nearby, and Belle Vue train station is just a short walk away, providing direct access to central Manchester and beyond. The property is also conveniently located for access to the M60 motorway, making commuting in and out of the city hassle-free. Local amenities are plentiful, with supermarkets, gyms, and eateries within easy reach. For leisure, Debdale Park and the nearby Gorton Monastery offer open green space and cultural interest. This apartment strikes the perfect balance between modern comfort and prime location, making it a great investment or a superb first step onto the property ladder.










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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	84
(81-91) B		
(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 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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