



131 Rawsthorne Avenue, Manchester, M18 7GA

£120,000

- Two Double Bedroom Apartment
- Off Road Parking
- Ready to move in condition
- Council Tax Band: A
- Popular Estate
- Spacious Living Area
- No chain
- EPC: C

131 Rawsthorne Avenue, Manchester M18 7GA

Welcome to this well-presented two double bedroom apartment located on Rawsthorne Avenue in Manchester. Spanning an impressive 60 meters squared, this modern residence was built in 2006 and offers a spacious living area that is perfect for either first time buyers or investors.

As you step inside, you will be greeted by a bright and airy atmosphere, enhanced by the thoughtful layout that maximises space and comfort. The apartment features a generous reception room, along two double bedrooms provide ample space for rest and privacy, making it a perfect choice for couples, small families, or even as a rental investment.

The property boasts a well-appointed bathroom with storage and the convenience of off-road parking, a valuable asset in this bustling area. Situated in a highly sought-after estate, you will find yourself surrounded by excellent schools, making it an ideal location.

This apartment is ready to move into, with no chain, allowing for a smooth and hassle-free transition. Whether you are a first-time buyer or looking to downsize, this property offers a wonderful opportunity to enjoy modern living in a thriving community. Don't miss your chance to make this delightful apartment your new home. Please call 0161 560 2915 to arrange a viewing.



Council Tax Band: A



Living Room

11'9" x 12'1"

Kitchen

14'5" x 6'10"

Bedroom One

8'2" x 11'11"

Bedroom Two

10'7" x 11'11"

Bathroom

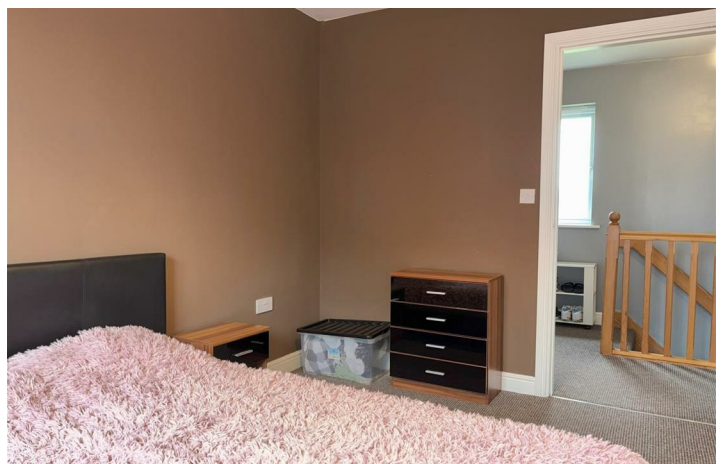
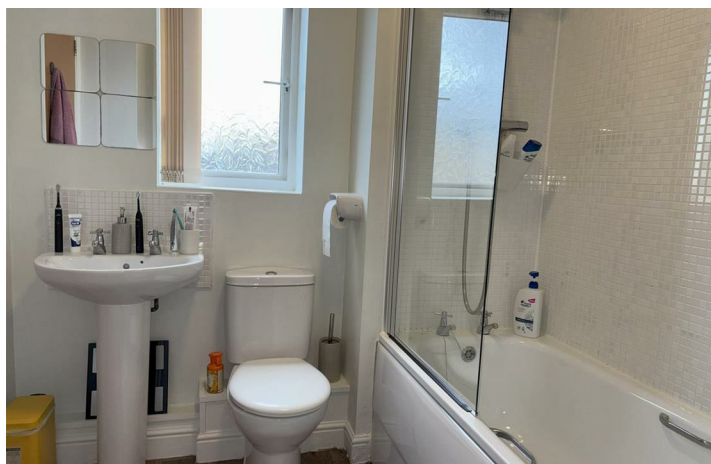
6'6" x 5'8"

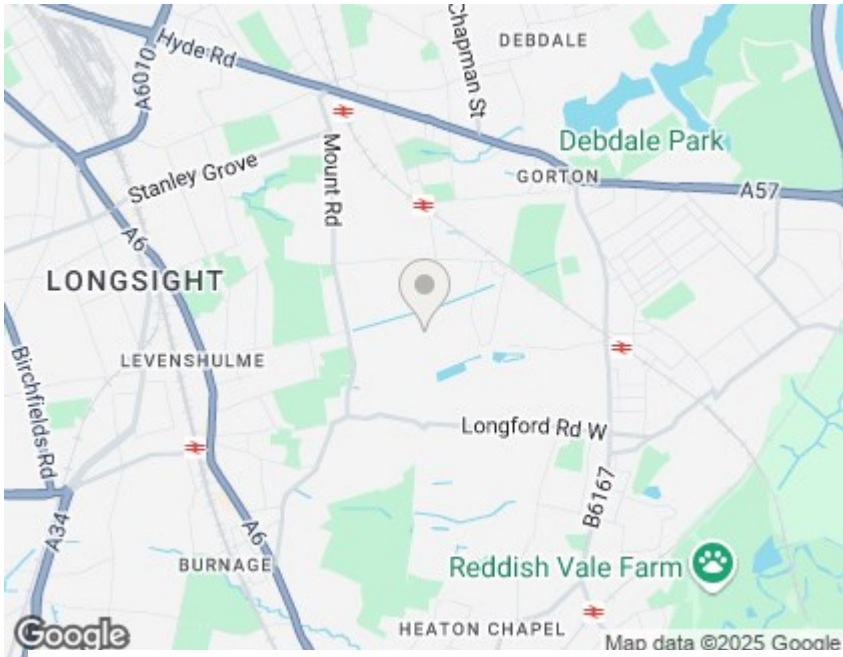
Anti Money Laundering

MONEY LAUNDERING If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)

Disclaimer

Kingsdale Estates have received confirmation from the Landlord or Seller that all information within the particulars are correct. In the event of the property being a leasehold, Kingsdale Estates would have requested all relevant information in advance. Although we believe all material in the marketing to be correct, we would advise interested parties to satisfy any queries prior to reaching a legal agreement.





Viewings

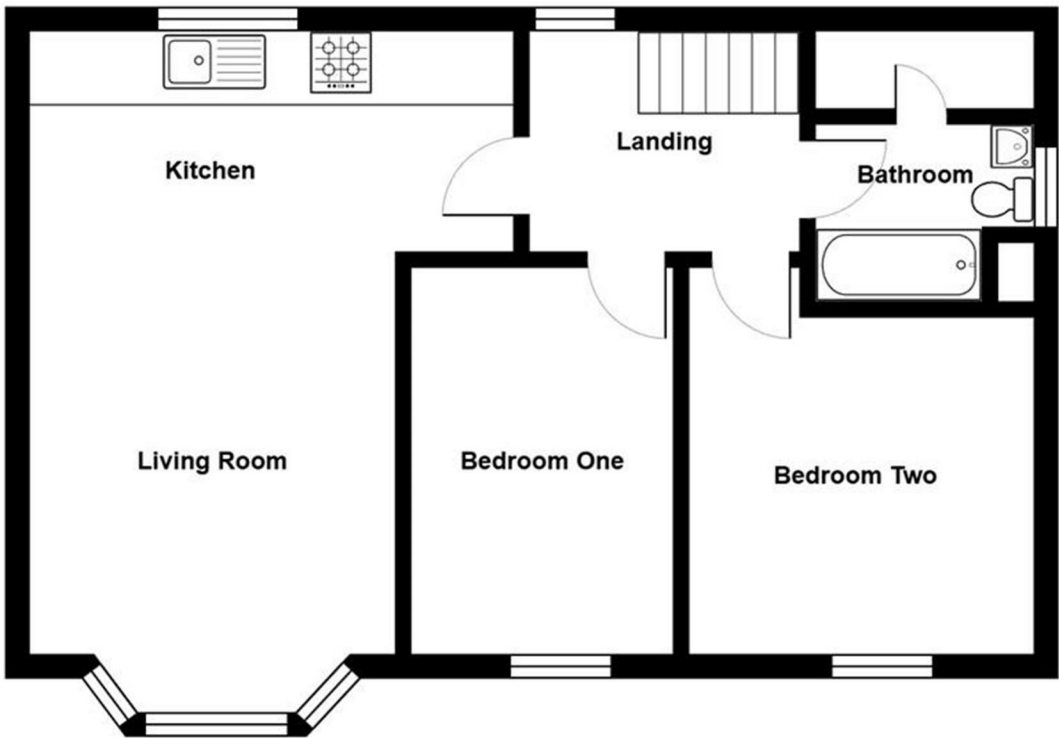
Viewings by arrangement only. Call 0161 560 2915 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	
(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

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Total Area: 59.2 m² ... 637 ft²

All measurements are approximate and for display purposes only