



**143 Rawsthorne Avenue, Manchester, M18 7GA**

**£115,000**

- Two Double Bedrooms
- Off Road Parking
- Modern Bathroom
- Council Tax: A
- Ground Floor Apartment
- No Chain
- Surrounded by Great Schools
- EPC: C



Welcome to this charming two double bedroom ground floor apartment located on Rawsthorne Avenue in the vibrant city of Manchester. Spanning an impressive 624 square feet, this well-presented property offers a comfortable and inviting living space, perfect for individuals or small families seeking a modern home. It would also make a great investment given its popular location.

Built in 2008, the apartment boasts a contemporary design and is thoughtfully laid out to maximise space and light. The reception room provides a warm and welcoming area, while the two spacious bedrooms offer a peaceful retreat at the end of the day. The property also features a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this apartment is the off-road parking, a valuable asset for anyone wanting to ensure the protection of their vehicle. The location is particularly appealing, surrounded by excellent schools and popular transport links, making it an ideal choice for those who commute or seek access to local amenities.

This property is situated in a highly sought-after area, known for its community spirit and accessibility. Whether you are a first-time buyer or looking to downsize, this apartment presents a wonderful opportunity to enjoy modern living in the suburbs of Manchester. Do not miss the chance to make this delightful apartment your new home. Please call Kingsdale Estates on 0161 560 2915.



Council Tax Band: A



### Entrance Hall

### Living / Kitchen Area

20'0" x 10'9"

### Bathroom

7'6" x 6'6"

### Bedroom One

10'11" x 11'5"

### Bedroom Two

8'4" x 11'5"

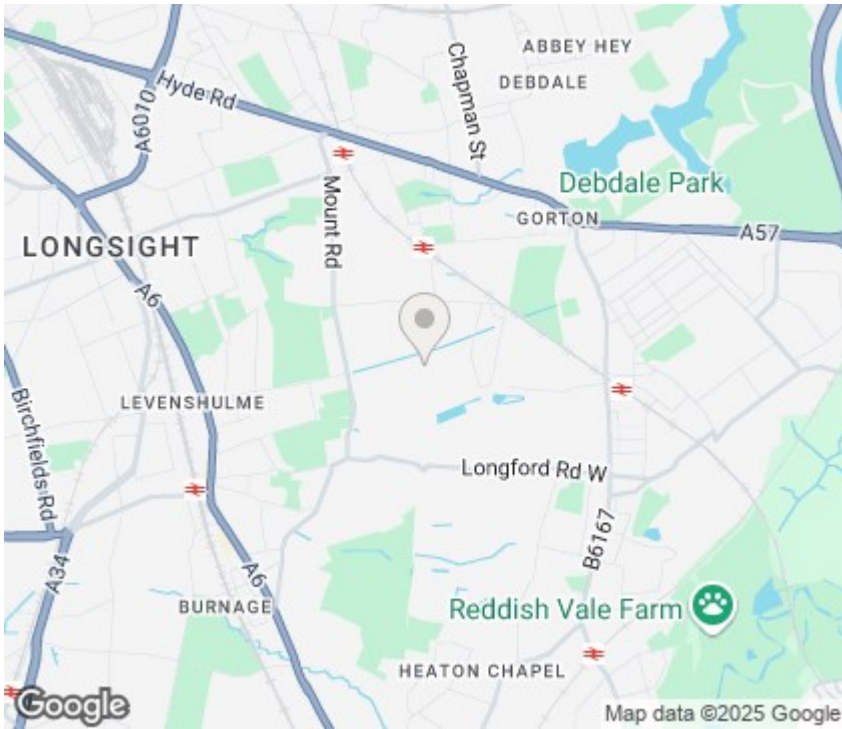
### Anti Money Laundering

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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 80      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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Total Area: 57.2 m<sup>2</sup> ... 616 ft<sup>2</sup>

All measurements are approximate and for display purposes only