



**17 The Coppice, Worsley**  
Manchester

**£239,500**



# 17 The Coppice

Worsley, Manchester

Offered to let \* 2 double bedroom, first floor apartment \* located in Worsley \* quiet residential location \* allocated parking \* communal gardens \* open plan kitchen/diner/living room \* two bathrooms \* close to local amenities \* excellent transport links \* available mid October 2021 \* offered unfurnished \*

Council Tax band: TBD

Tenure: Leasehold

- Two double bedroom, first floor apartment located in a quiet residential area, just off the prestigious Chatsworth Road in Worsley
- Master bedroom with ensuite
- Close to local transport links offering an easy commute into Manchester City Centre
- Large open plan living accommodation
- Allocated parking for one vehicle and visitor parking available
- Local amenities close by including: shops, restaurants and cafes
- EPC:B
- Salford Council Tax Band D
- Leasehold - 150 years from 2006 - 131 years remaining - awaiting ground rent information
- Ground Rent - £220.71 per annum - Service Charge - £2,176.00 per annum - escalating ground rent





### Entrance Hall

Spacious hall complete with a good sized store cupboard. Internal doors lead through to:

### Lounge

27' 7" x 12' 2" (8.40m x 3.70m)

(Measurements include Kitchen Area) Spacious Lounge leading to kitchen area. Windows to the rear and side elevation. TV point.

### Kitchen Area

Fitted with a range of matching wall and base units with integrated oven, microwave, hob and fridge freezer. Inset spotlights.

### Ensuite

4' 7" x 3' 11" (1.40m x 1.20m)

Fitted with a shower, low level WC and pedestal hand wash basin.

### Bedroom Two

14' 9" x 8' 6" (4.50m x 2.60m)

Second Double bedroom with window to the rear elevation.

### Bathroom

8' 10" x 6' 7" (2.70m x 2.00m)

Fitted with a bath with over head shower, low level WC and pedestal hand wash basin. Tiled floor. Inset spotlights.

### Utility Store

Plumbing facilities for a washing machine. Fitted work surface.

### Bedroom One

Window to the rear elevation. Internal door leads through to:





**COMMUNAL GARDEN**

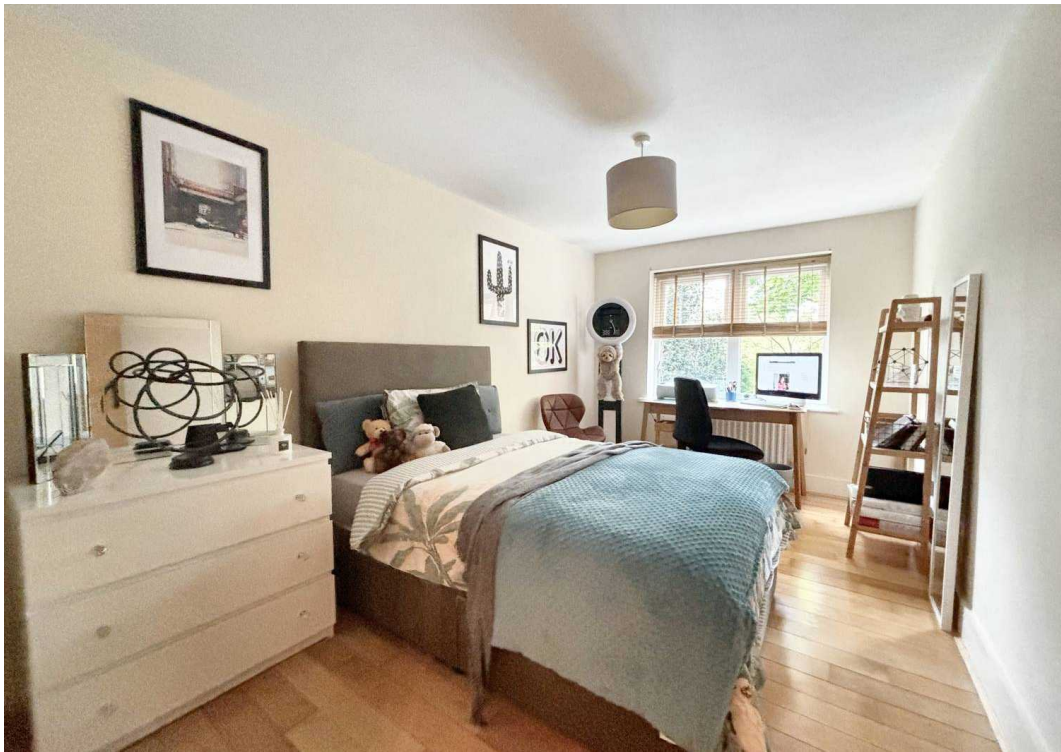
**ALLOCATED PARKING**

1 Parking Space

One allocated space available. Visitor parking is also available.

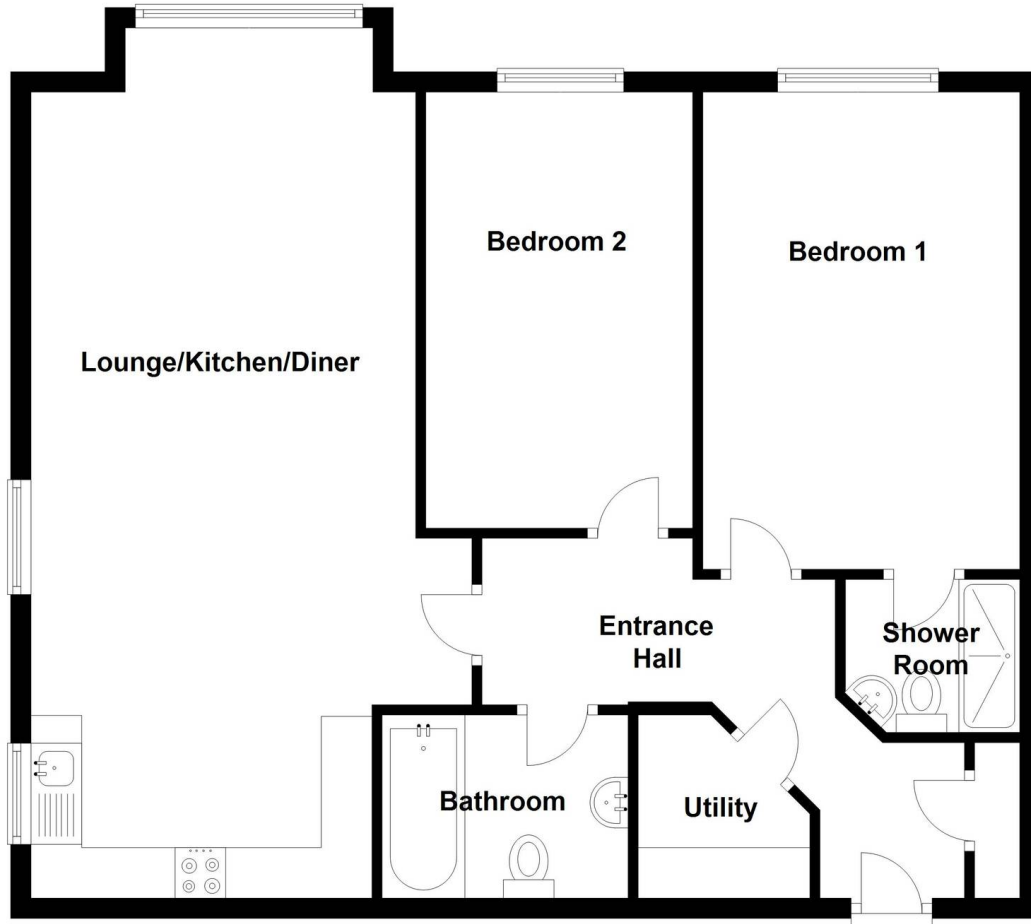








## First Floor







## Briscombe

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