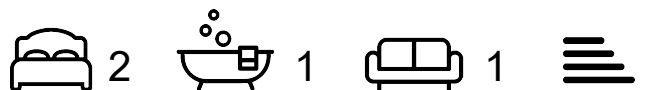




## Moor Lane

Wythenshawe, Manchester, M23 0QG

£140,000



INVESTORS ONLY, SOLD WITH TENANT IN SITU  
OFF ROAD PARKING

Situated within 0.3 miles of local Metrolink, two bedroom apartment available. The property consists of two double bedrooms, an en-suite, family bathroom, kitchen, living room and off road parking.

Situated within 0.3 miles of the local Metrolink, offering easy access to M56/M60, within 0.3 miles of local amenities, within 0.6 miles of local greenery including Wythenshawe Park.

VIEWING HIGHLY RECOMMENDED

We have received an offer of £130,000.  
Any increased offers are to be received within 5 days of this publication at the above agents.

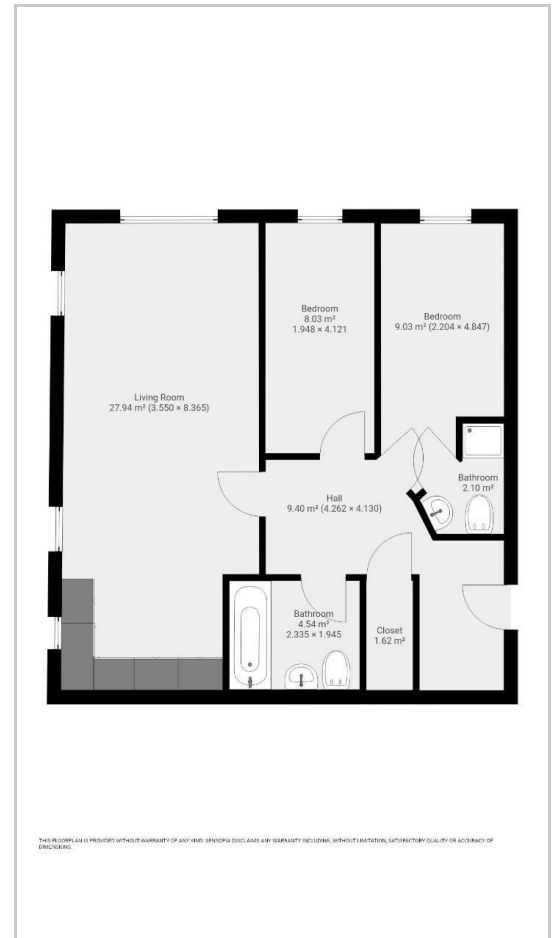


- INVESTORS ONLY, SOLD WITH TENANT IN SITU
- OFF ROAD PARKING
- WITHIN 0.3 MILES OF LOCAL METROLINK
- OFFERING EASY ACCESS TO M56/M60
- A QUICK COMMUTE TO MANCHESTER INTERNATIONAL AIRPORT AND WYTHENSHAW HOSPITAL
- LEASEHOLD 231 REMAINING
- GROUND RENT: £250 PA
- SERVICE CHARGE: £1,569.43 PA
- COUNCIL TAX BAND B
- EPC: C

## Area Map



## Floor Plans



### HALLWAY

### MASTER BEDROOM

Spacious master bedroom with laminate flooring, double glazed uPVC window and gas central heated radiator.

### EN-SUITE

Connected to master bedroom, laminate floor, low level W/C, pedestal style sink, shower cubicle and tiled walls.

### SECOND BEDROOM

A further double bedroom with uPVC double glazed window, gas central heated radiator and electrical points.

### BATHROOM

With low level W/C, pedestal style sink, bath, part tiled walls and laminate flooring.

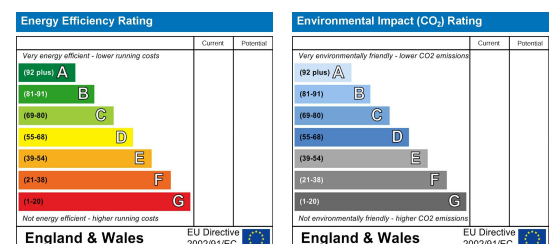
### KITCHEN

With eye and base level units, roll top countertop, plumbing for washing machine, stainless steel sink with mixer tap, part tiled walls and double glazed uPVC window.

### LIVING ROOM

Spacious dual aspect living room with uPVC double glazed windows, Juliette balcony, gas central heated radiator and electrical points.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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