

HUNTERS[®]

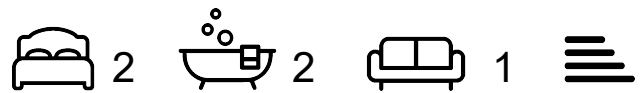
HERE TO GET *you* THERE



Hall Lane

Manchester, M23 1WA

Offers In Excess Of £180,000



Council Tax: B



210 Hall Lane

Manchester, M23 1WA

Offers In Excess Of £180,000



- SECURE UNDERGROUND PARKING
- TWO BESPOKE BATHROOMS
- IMMACULATLEY MAINTAINED
- COUNCIL TAX BAND B
- INTEGRATED KITCHEN APPLIANCES
- BALCONY
- 0.9 MILES TO WYTHENSHAWE HOSPITAL
- 0.2 MILES TO MARTINSCROFT METROLINK
- EASY ACESS TO M56/M60 MOTORWAY
- APPROX £300 GROUND RENT PER ANNUM

SECURE UNDERGROUND PARKING
TWO CONTEMPORARY BATHROOMS
0.9 MILES TO WYTHENSHAWE HOSPITAL
MOBILE PHONE INTERCOM SYSTEM AND CCTV

Hunters South Manchester are delighted to bring to the market a beautifully designed and well kept two bedroom modern apartment located in the popular area of Wythenshawe. It has the added benefit of secure underground parking with both allocated parking, visitor spaces and an automated garage door. A lovely balcony area with stylish wooden decking perfect for watching the sunsets with a glass of wine. The apartment is located on the top floor of a three storey apartment block. It holds a hallway, open plan living room, fully fitted and stylish kitchen with integrated appliances, two double sized bedrooms, a bathroom and a en-suite that leads from the master bedroom. Immaculately presented and beautifully styled.

EPC Rating C

VIEWINGS HIGHLY RECOMMENDED!

COMMUNAL ENTRANCE HALL

Secure communal entrance, operated by a mobile phone intercom system. Both stairs and lift to all floors.

PRIVATE ENTRANCE HALL

Storage cupboard. Laminate flooring. Electric heater.

OPEN PLAN LIVING/KITCHEN AREA

Fully fitted modern kitchen with high gloss grey units and wooden counter tops incorporating a stainless steel circular sink and modern styled tap. Integrated oven with a 4 ring electric hob and extractor hood over. Integrated fridge freezer and washing machine. Laminate wood flooring throughout. Electric heater. Television aerial point. Recessed low voltage lighting that are remote controlled. Sliding glass door to decked balcony area.

MASTER BEDROOM

laminate wooden flooring through-out with beautifully added detail of painted panelling on the walls. UPVC double glazed windows. Recessed low voltage lighting. Television aerial point. Telephone point. Electric heater.

EN- SUITE

A suite comprising of a grey interior tiled shower cubicle, circular wash basin above a fully fitted stylish wooden cupboard unit. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan.

SECOND BEDROOM

A double bedroom with fully fitted carpet with UPVC double glazed windows that can be opened. Recessed low voltage lighting. Electric heater.

BATHROOM

A contemporary bathroom with grey part-tiled walls, bath with a modern square style over-head shower fitting. WC and circular bowl styled vanity wash basin. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail.

UNDERGROUND PARKING

Secure underground parking with allocated parking space and visitor spaces.

TENURE

LEASEHOLD PROPERTY 125 Years Lease year built - 118 years remaining. Service charges approx £2400 Per Annum



Road Map



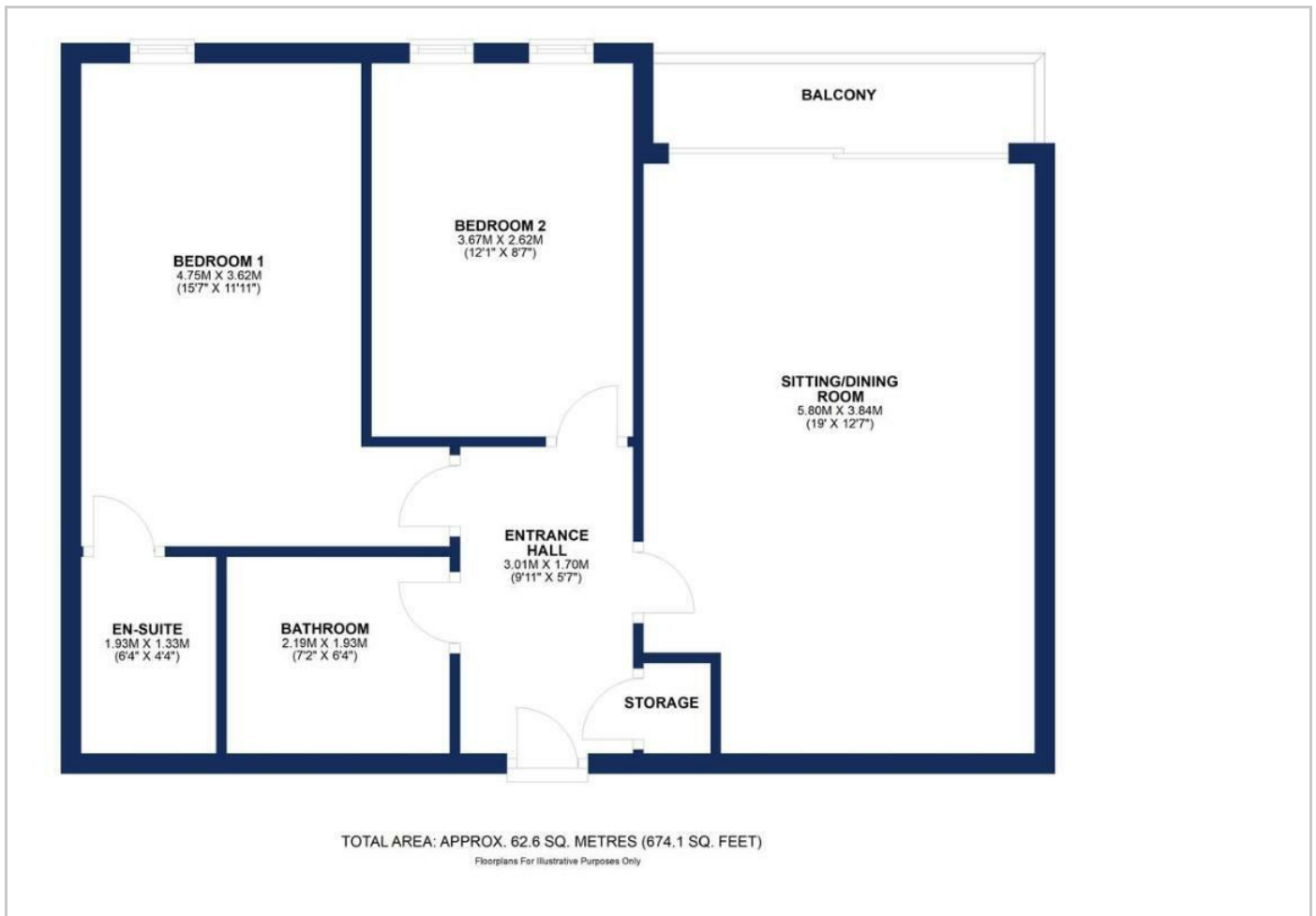
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters South Manchester Office on 0161 945 9000 if you wish to arrange a viewing appointment for this property or require further information.

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.