

Kilmaine Avenue
Manchester M9 7FN



**A STUNNING TWO BEDROOM TOP FLOOR APARTMENT
WITH NO ONWARD CHAIN**



This exceptional well proportioned and spacious top floor apartment is situated in an established residential area, conveniently positioned for all the usual local amenities. The apartment is situated within a purpose built block with communal parking, a service elevator and well maintained grounds. Internally, there is a spacious, open plan lounge with Juliet balcony leading through to a separate kitchen via double doors. There are 2 bedrooms, the master bedroom benefits from fitted wardrobes and a Juliet balcony.

The property benefits from double glazed windows and is offered for sale at a competitive price with early viewing coming highly recommended.

**THE PROPERTY IS OFFERED FOR SALE AT A COMPETITIVE PRICE
WITH EARLY VIEWING COMING HIGHLY RECOMMENDED**

ASKING PRICE £89,950

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Lancashire
OL16 1LA
Tel : (01706) 653214

Middleton Office – 13 Long Street
Middleton
M24 6TE
Tel : (0161) 643 0777



THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

ENTRANCE HALL

MASTER BEDROOM

2.6 x 4.4 metres reducing to 3.1 metres (8'6" x 14'5" reducing to 10'2")

Double master bedroom with feature fitted wardrobe and double patio doors leading out onto the Juliet balcony

BEDROOM TWO – 2.7 x 2.2 metres (8'10" x 7'2")

A second well presented bedroom with fitted carpet

BATHROOM – 2.9 x 1.9 metres (9'6" x 6'2")

Spacious bathroom suite comprising panelled bath with shower above, pedestal wash hand basin, low level wc, fully tiled walls and floor.





LOUNGE – 4.0 x 3.9 metres (13'1" x 12'9")

A well presented main reception room with double doors leading through to the kitchen and patio double doors leading to the Juliet balcony

KITCHEN – 2.8 x 2.6 metres (9'2" x 8'6")

Modern fitted kitchen with range of wall and base units, 1 ½ stainless steel sink unit, oven, hob and extractor hood, integrated fridge, freezer and washing machine, dryer, part tiled walls and tiled floor

LOFT SPACE

The property also benefits from boarded loft space for extra storage

Externally

The property is situated on a highly sought after, luxurious complex with lift, communal gardens and allocated parking



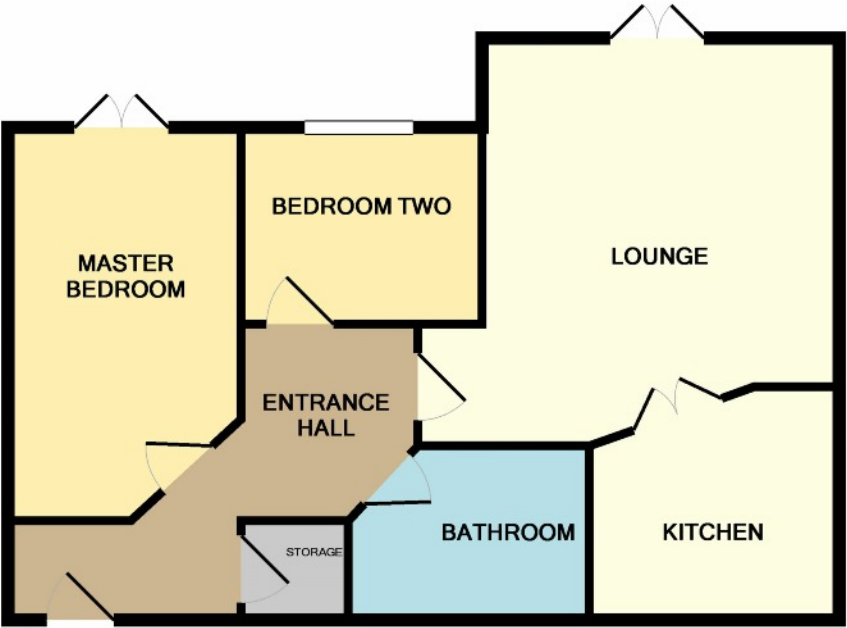
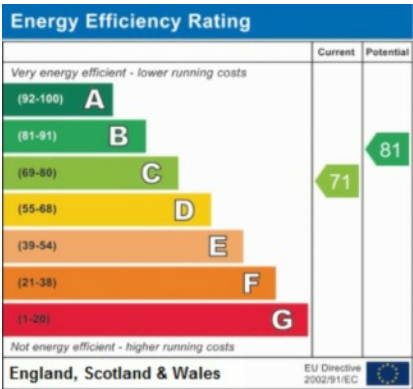
Council Tax Band

We are advised that the property is assessed in Council Tax Band A

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

LOCATION

This superb spacious 2 bedroom apartment is situated in an established residential area, conveniently positioned for access to all the usual local amenities



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk

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