

# Ascend

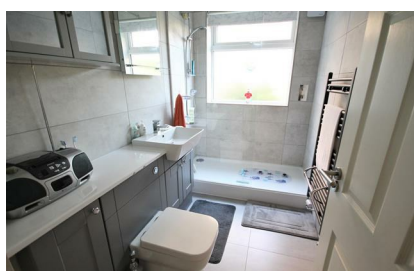
Built on higher standards



## 3 Maple Lodge 57 Roe Green Avenue Manchester M28 2SA

- Ground floor apartment
- Two bedrooms
- Shower room
- WC/Utility room
- Modernised throughout
- Patio Area
- Separate Garage
- Residents Car Park
- Underfloor heating to two rooms
- Located just off Roe Green

## Offers Over £265,000





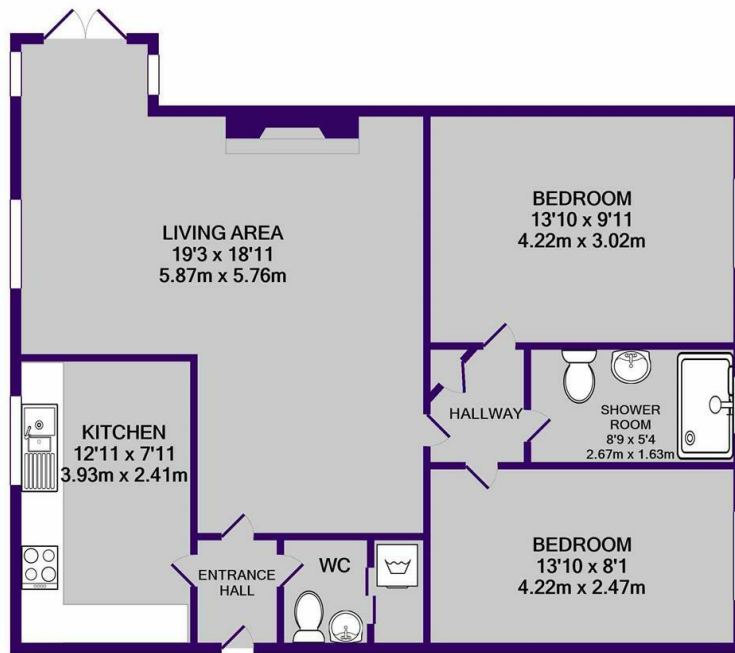
Located in the heart of Roe Green village is this stunning 2 bedroom ground floor apartment. Fully refurbished and finished to a high standard this property has been lovingly modernised throughout and has also had a second WC/utility room installed. From underfloor heating in the bathroom and WC, to integrated kitchen appliances, no stone has been left unturned and this immaculately kept apartment stands out from the crowd.

Situated on the ground floor of this quaint residential development, you also benefit from double doors leading out onto a patio area, ideal to take in those warm sunny days and look out onto the beautiful communal gardens. As an additional bonus there is also a residents car park and a separate garage for parking or storage.

The accommodation itself comprises: Two double bedrooms, one with fitted wardrobes, a shower room with walk-in shower and fitted units for storage, a second WC which also doubles up as a utility room with space and plumbing for a washing machine and dryer as well as handy coat and shoe storage and a large L-shaped lounge/dining room with feature fireplace and double doors out onto the communal gardens. The kitchen is fully fitted with integrated appliances such as full size fridge/freezer, oven and induction hob with overhead extractor fan, slimline dishwasher and 1 and a half bowl sink.

Not only is the property itself one not to miss, the area is spot on here too. Situated just off Roe Green itself you are surrounded by an abundance of greenery providing a lovely backdrop for those weekend strolls. You are also within 5 minutes walk of the loop line if you fancy venturing a little further afield, and for those travelling by car the motorway network and A580 are close at hand. Roe Green is also host to an array of local amenities such as Post Office, Butchers, Café and general store.

For more information please contact our Monton branch. Images are for marketing purposes only.



TOTAL APPROX. FLOOR AREA 785 SQ.FT. (72.9 SQ.M.)

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	72	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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