

# Ascend

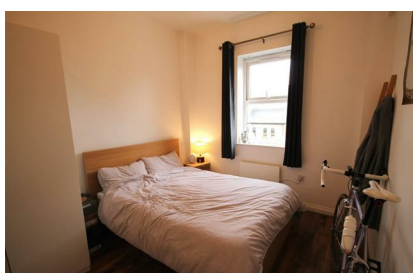
Built on higher standards



## 9 Sartoria Court Half Edge Lane Manchester M30 9NQ

- One bedroom
- High ceilings
- Close to Monton Village
- Communal courtyard
- No chain
- Converted building
- Residents parking
- First floor apartment
- Walking distance to Train and Metrolink
- Council Tax Band A

# £130,000

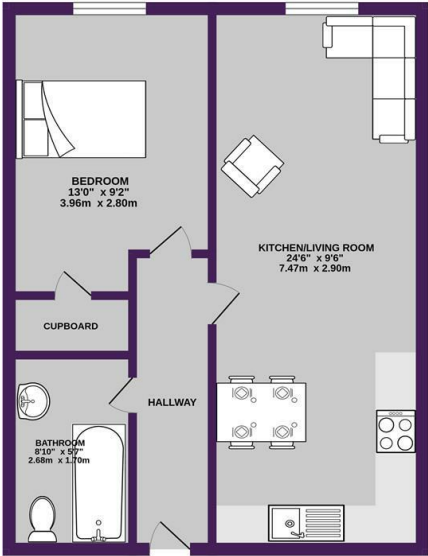


This one-bedroom, first floor apartment in a characteristic conversion is the ideal first time buy, or rental investment! Situated within walking distance of Monton Village as well as Eccles Train, and Metrolink stops, this property is a great find, in a great location! There's also a residents car park, and a short 2 minute drive to the motorway network if you have a car, adding to the convenience of this home.

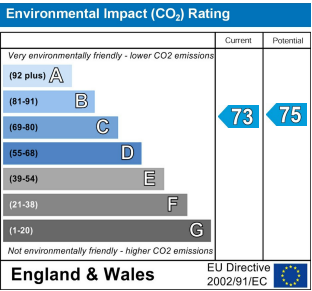
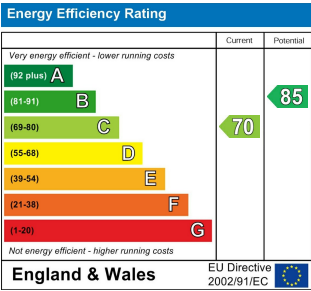
Step inside this beautifully converted building, up one small flight of stairs and towards the rear of the building to locate the property on offer. The apartment itself boasts high ceilings and a bright stylish interior, think modern yet practical. The kitchen does not disappoint, gorgeous cream interiors bring quality and style to the home, and the included appliances such as the fridge/freezer, dishwasher and oven are a real bonus to get you started. There's plenty of cupboard space too! Simply turn around and you're greeted to the ideal living area, again with high ceilings and a clean neutral décor.

Dark wooden flooring runs throughout the property contributing to a sleek design but also delivering on practicality that suits all. The double bedroom offers just the right amount of lighting yet still brings privacy, and is complimented by the high ceiling, and a handy cupboard for additional storage needs. Modern style continues in the bathroom, which is also larger than average for an apartment and is complimented by floor to ceiling tiles and a neutral colour scheme, with bath and shower facilities too.

GROUND FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 458 sq.ft. (42.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, ceiling, doors 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 fixtures, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metaplan 12/2018



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