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Ascend

Built on higher standards



Hirst Avenue, Walkden, Manchester

£150,000

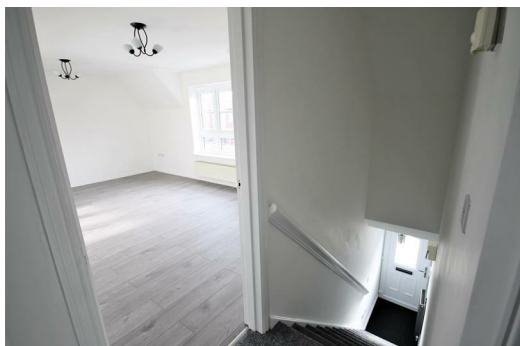
Unique two bedroom apartment with driveway AND garage! Take a look at this great apartment Ascend have available to buy in Walkden! Situated on the first floor sat only above garages, and with your own private entrance, you have no adjoining neighbours to contend with.

Venture through your front door and up the stairs and you'll discover a beautifully appointed apartment that has been modernised throughout. There are two bedrooms, a 3 piece bathroom suite with Velux window for that all important natural light, a fantastic size lounge and separate kitchen with appliances provided. Naturally light and bright throughout this fantastic apartment is a rare opportunity to get something a little different.

To the front of the property is a driveway for parking and a garage that comes with the property. There is plenty of space within the garage itself for a car as well as storage area for things such as bikes, prams, paint, or anything else! There are also power sockets in the garage for added convenience.

Within easy reach of the M61 and a mile of Walkden Train station, commuting to the wider North West is straight forward from this property. There are great schools nearby too, so all family members are catered for. Walkden itself is an easy walk or drive, with good local services and restaurants, including a Tesco Extra, Aldi, M&S food hall, Medical Centre, library and the Walkden Town Centre shopping area.

For more information or your chance to view please contact our Monton office. Images are for marketing purposes only.



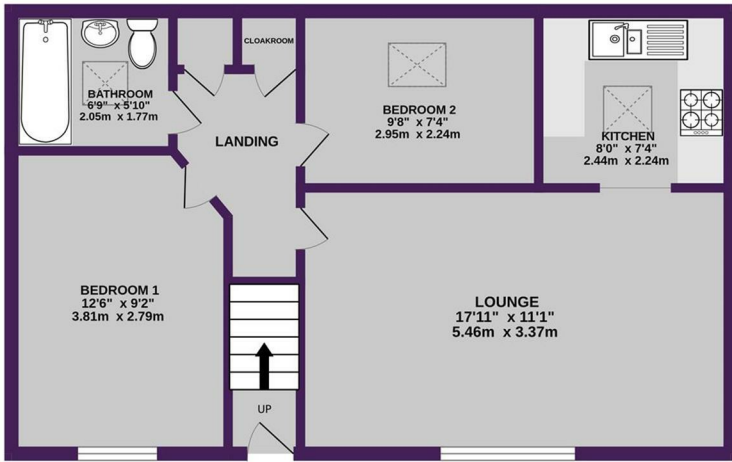
Additional Information

Tenure: Leasehold
 Length of Lease Remaining: 979 years
 Annual Ground Rent: £308.23
 Ground Rent Review Period: 1st January / every 10 years
 Ground Rent Review Increase: in line with RPI
 Annual Service Charge: £222.06
 Service Charge Review Period: annually
 Council Tax Band: A
 EPC Rating: C
 Ownership Amount: 100%

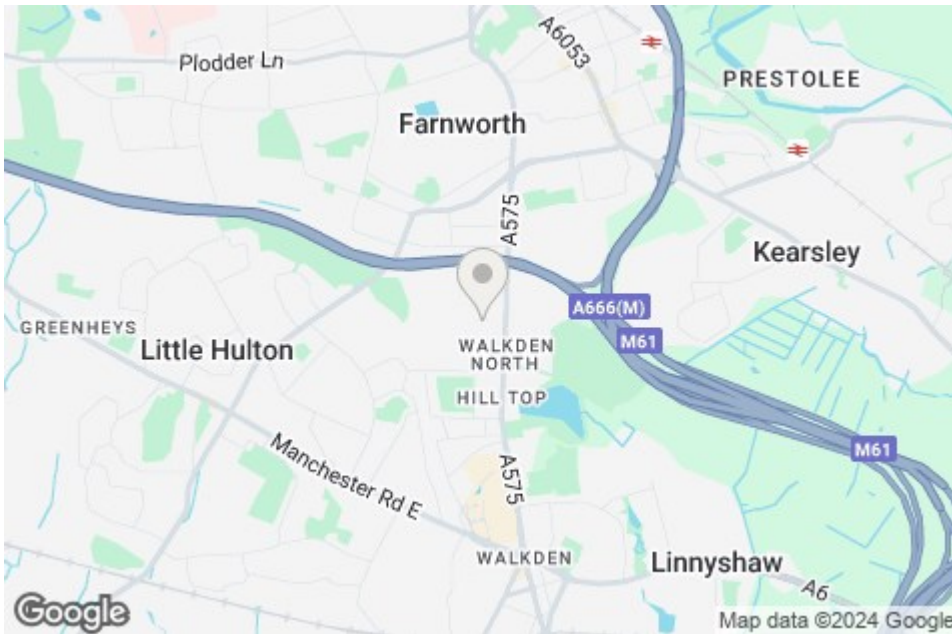
Important Notice

These particulars are not intended to nor do they form a contract or any part of a contract. We have taken care to describe and measure this property correctly but we do not warrant the accuracy of these particulars. Prospective purchasers should not rely upon the measurements in these particulars for any purpose. We have not tested any of the installations, appliances or systems at the property; including heating systems and appliances, gas fires, and the electrical and gas installations, accordingly we cannot warrant that these or other installations or systems at the property are in working order, properly maintained, safe to use or fit for purpose. We have not checked whether the property is connected to utility services, including mains gas, water, electricity, telephone, cable services, drainage, sewerage and so forth, nor whether such utility services are adequate or available at the property, accordingly the purchaser should take appropriate advice and satisfy themselves of these matters. Carpets, floor coverings, curtains, blinds, domestic or other equipment, satellite receiving equipment and movable items that may be in or on the property when inspected by the purchaser or their agents, are not included in the sale unless set down in the contract for sale.

GROUND FLOOR
 551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 551 sq.ft. (51.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the footprint 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
73	75	B	B