



Cranford House, Half Edge Lane, Monton

£175,000

Beautifully finished two bedroom ground floor apartment situated in the highly popular and sought after Cranford House development which is situated just a short stroll from Monton Village.

This stunning apartment has been lovingly modernised throughout with attention to the smallest of details and benefits from two great sized bedrooms; one of which comes with fitted wardrobes, a large living room and separate kitchen. The bathroom is also modern in style and has a bath with shower over.

Not only a beautiful apartment internally but externally the property boasts a designated parking space as well as well-maintained communal grounds. You are also within walking distance to all the local transport links to MediaCityUK and Manchester City Centre via bus, train and tram, not to mention a stones throw from the motorway network, and within walking distance to Monton Village with its vast array of local amenities.

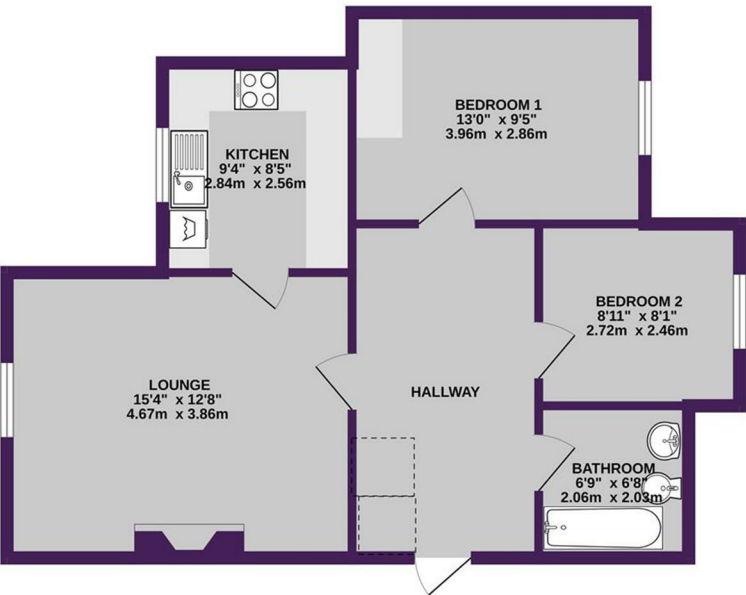


12 Cranford House Half Edge Lane, Eccles, Manchester, M30 9GT

Additional Information
Tenure: Leasehold
Length of Lease Remaining: 961
Annual Ground Rent: £10
Ground Rent Review Period: N/A
Ground Rent Review Increase: N/A
Annual Service Charge: £1559.98
Service Charge Review Period: September / annually
Council Tax Band: B
EPC Rating: D
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
628 sq.ft. (58.4 sq.m.) approx.



12 CRANFORD HOUSE
TOTAL FLOOR AREA: 628 sq. ft. (58.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 furniture, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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