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flat 70 Sherborne Street, Crumpsall



- Two Bed Ground Floor Apartment
- Economy 7 Heating / Double Glazed Windows
 - Lounge With Open Plan To Kitchen
 - Three-Piece Bathroom
- Communal Gardens And Allocated Resident Parking
 - Ideal For Access To Manchester City Centre

£114,995

Two bed ground floor apartment situated in a popular development with easy access to Manchester City Centre. Briefly comprising of Economy 7 heating, double glazed windows, lounge, kitchen, bathroom and two bedrooms. Externally are communal gardens and allocated resident parking. There is a monthly maintenance charge of £153.82 which covers the upkeep of the communal areas, gardens and buildings insurance.

ENTRANCE

Secure intercom entrance with access to the ground floor apartment.

HALL

Hallway with electric wall heater and storage.

LOUNGE

5.40m x 3.80m (17'8" x 12'5")

Front aspect with carpet flooring and electric wall heater. Open plan to kitchen.



KITCHEN

2.60m x 1.90m (8'6" x 6'2")

Rear aspect with wall and base units incorporating stainless steel sink, electric hob with stainless steel extractor above, built in electric oven, space and plumbing for an automatic washing machine, part tiled walls and carpet flooring.



BEDROOM 1

4.55m x 4.10m (14'11" x 13'5")

Front aspect with electric wall heater and carpet flooring.



BEDROOM 2

4.10m x 1.90m (13'5" x 6'2")

Front aspect with electric wall heater and carpet flooring.



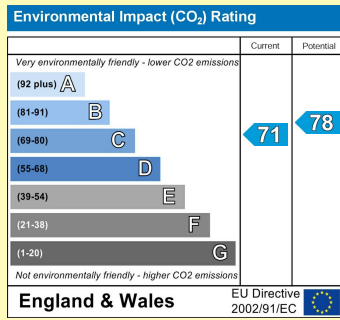
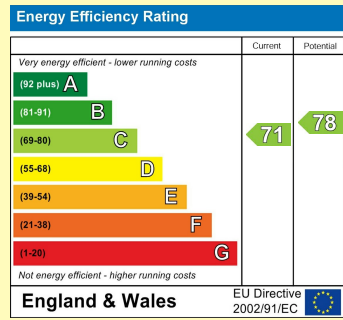
BATHROOM

Three-piece bathroom comprising of bath with shower over and shower off mixer taps, sink, low-level W.C and fully tiled walls.



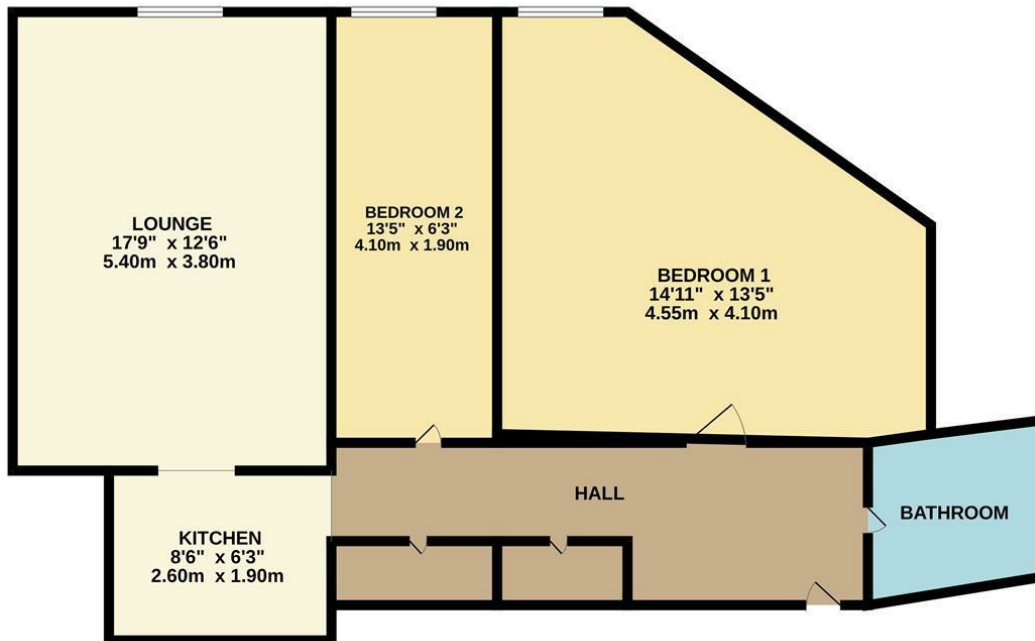
OUTSIDE

Externally are communal gardens and allocated resident parking.



PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR
783 sq.ft. (72.7 sq.m.) approx.



TWO BED GROUND FLOOR APARTMENT

TOTAL FLOOR AREA : 783 sq.ft. (72.7 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 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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