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93 Waterloo Road, Cheetham Hill



- Two Bed Ground Floor Apartment
- Gas Central Heated / uPVC Double Glazed Windows
 - Lounge / Kitchen And Three Piece Bathroom
 - Communal Gardens And Parking
 - Ideal For Access To City Centre

Offers In Excess Of £139,995

Two bed ground floor apartment with communal gardens and parking. Ideal for access to Manchester City centre. Briefly comprising of gas central heating, uPVC double glazed windows, vestibule entrance, hallway, lounge, kitchen, three-piece bathroom and two bedrooms. There are communal lawned gardens to the front and resident off road parking. Ideally positioned for access to local shops and amenities, Manchester city centre is just a short drive away and ideal for access to the motorway network.

VESTIBULE

Vestibule

Vestibule entrance.

HALL

Hallway with radiator, carpet flooring and storage.

LOUNGE

4.13m x 3.63m (13'6" x 11'10")

Front aspect with fire surround, laminated wooden flooring and radiator.



KITCHEN

3.27m x 2.90m (10'8" x 9'6")

Rear aspect with a range of wall and base units incorporating stainless steel sink, electric hob with extractor above, part tiled walls, tiled flooring and radiator.



BEDROOM 1

3.69m x 3.04m (12'1" x 9'11")

Front aspect with carpet flooring and radiator.



BEDROOM 2

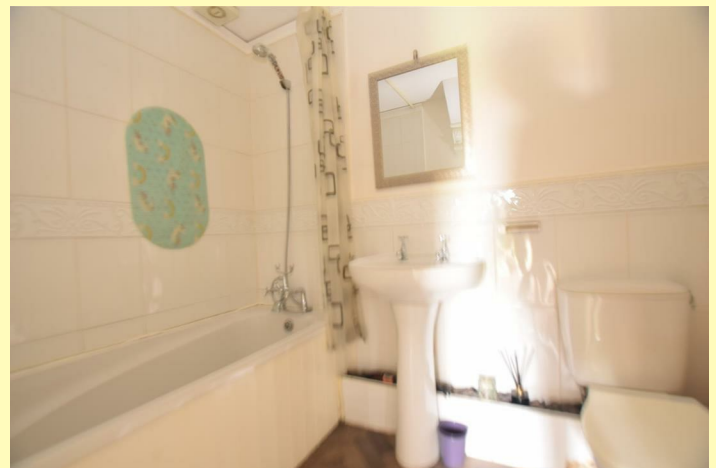
3.41m x 2.91m (11'2" x 9'6")

Rear aspect with carpet flooring and radiator.



BATHROOM

Three-piece bathroom comprising of bath, sink, low-level W.C, part tiled walls, laminate flooring and radiator.



OUTSIDE

There are communal lawned gardens to the front and resident off road parking.

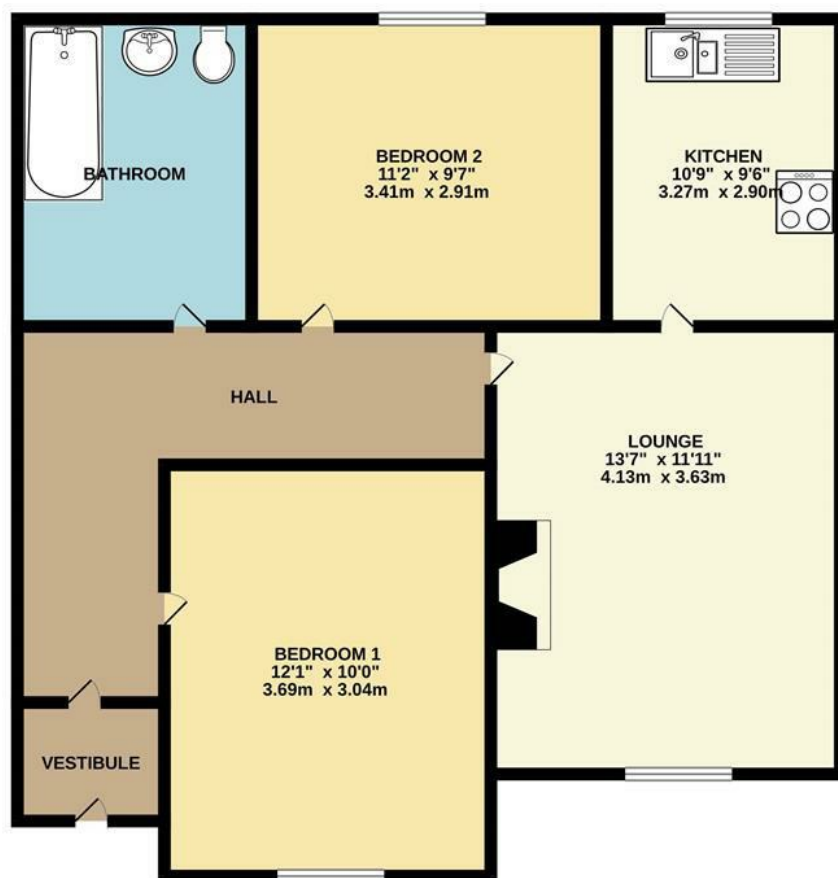


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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
619 sq.ft. (57.5 sq.m.) approx.



TWO BED APARTMENT

TOTAL FLOOR AREA: 619 sq.ft. (57.5 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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