



- TWO BEDROOMED
- SPACIOUS LOUNGE DINER
- SHOWER WET ROOM
- SOME UPDATING REQUIRED
- NO VENDOR CHAIN
- LEASEHOLD - 350 YEARS FROM 1976

- GROUND FLOOR APARTMENT
- FITTED KITCHEN
- DETACHED GARAGE
- uPVC DG & ELECTRIC HEATERS
- CLOSE TO TRANSPORT LINKS

Property Description

**** GROUND FLOOR ***TWO BEDROOMED APARTMENT** NO VENDOR CHAIN** CLOSE TO AMENITIES AND CITY CENTRE METRO LINK**** Saltsman and Co Estate agents welcome to the open market this two bedroomed ground floor apartment for sale with no vendor. This property has been well cared for by its current owner but would benefit from some cosmetic updating making it an ideal property purchase for any first time buyer looking for a property to make their own or for any investor looking for a property to expand their current portfolio. This property is perfectly located a short distance from Droylsden Centre, popular schools and transport connections including the convenient Manchester City Centre metro link and Manchester M60 motorway junctions. Briefly the accommodation comprises; a communal entrance hall, a spacious l-shaped lounge, fitted kitchen two bedrooms and wet room. The property is uPVC double glazed and warmed via electric heaters. Internal viewing is strongly advised to fully appreciate the living accommodation contained within.

COMMUNAL ENTRANCE

Front entrance door opening into communal entrance hall.

ENTRANCE VESTIBULE

Double glazed front entrance door opening into entrance vestibule and hallway. Useful storage cupboard and cupboard housing meters.

L-Shaped Lounge *16'93 x 10'61 with further 5'4 x 8'21*

uPVC double glazed window to the front elevation with radiator beneath. Electric fire with surround and hearth. Wall heater, light and power points.

KITCHEN *9'36 x 8'08*

uPVC double glazed window to the side elevation with stainless steel sink and drainer unit beneath. Fitted with a range of wall and base units with complementary worksurface over. Space for free standing cooker, plumbing for washing machine and space for fridge freezer. Tiled to splash back areas and tiled to floor. Light and power points.

BEDROOM ONE *13'05 x 11'0*

uPVC double glazed window, fitted wardrobes providing additional storage and hanging space. Wall heater, light and power points.

BEDROOM TWO *9'92 x 7'7*

uPVC double glazed window, laminate flooring, wall heater, light and power points.

WET ROOM

uPVC double glazed window with wall mounted shower, handwash basin and low level wc. Light point.

OUTSIDE

Detached garage and parking space to the rear.

