

Unit 6 13 Burton Place, Manchester, Lancashire, M15 4PT

Tel: 0161 637 8336

Email: [contactus@ascendproperties.com](mailto:contactus@ascendproperties.com)

[www.ascendproperties.com](http://www.ascendproperties.com)

# Ascend

Built on higher standards



## Victoria Court, Whitefield, Manchester

Asking Price £139,950

Situated within a well-established residential area of Whitefield, this top-floor coach house style apartment offers a wealth of spacious and versatile accommodation, all designed around an enviable layout. Light, airy, and full of character, the property provides a fantastic opportunity for first-time buyers, owner-occupiers, or investors, with an achievable rental income of around £1,025 per calendar month!

The apartment enjoys a smart and practical design, with two bedrooms (one double, one single), a bright living area, and a modern kitchen, making it a comfortable home for a variety of lifestyles. Being top-floor, it also benefits from a sense of privacy and quiet, while still being part of a friendly, established community.

Whitefield itself is perfectly positioned for city living with a suburban feel. The area offers excellent transport links, with easy access to the M60 and regular Metrolink services taking you directly into Manchester city centre in under 30 minutes. Families will appreciate the strong selection of local schools and nurseries, while nearby shops, cafes, parks, and leisure facilities provide everything you need on your doorstep.

With no onward chain, this apartment represents a rare opportunity to secure a property in a popular and convenient location, whether you're looking to move straight in, invest, or start your property journey. Don't miss your chance to make this charming Whitefield home your own.

\*Please be aware, there is No Lift in this development and the apartment is on the 2nd floor\*



**Entrance Hallway**

From the communal hall and landing - Front entrance door, wood effect laminate flooring, doors through to all room. Built in storage cupboard. Radiator.

**Open Plan Living Room & Kitchen**

Furnished with a range of fitted wall mounted and base level units with work top surfaces over incorporating a breakfast bar. Stainless steel sink and drainer unit with mixer tap. Fitted electric oven and grill with a four ring ceramic hob and an extractor hood over. Space for an automatic washing machine, space for a fridge freezer. Tiled splashback, Double glazed window.

The living room area features the continuation of the wood effect laminate flooring, a double glazed window and overhead skylight, feature internal window into hallway and radiators.

**Bedroom One**

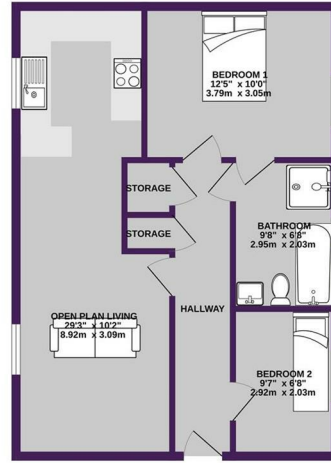
Continuation of the wood effect laminate flooring, double glazed window, radiator. Door to the jack and jill bathroom.

**Jack & Jill Bathroom**

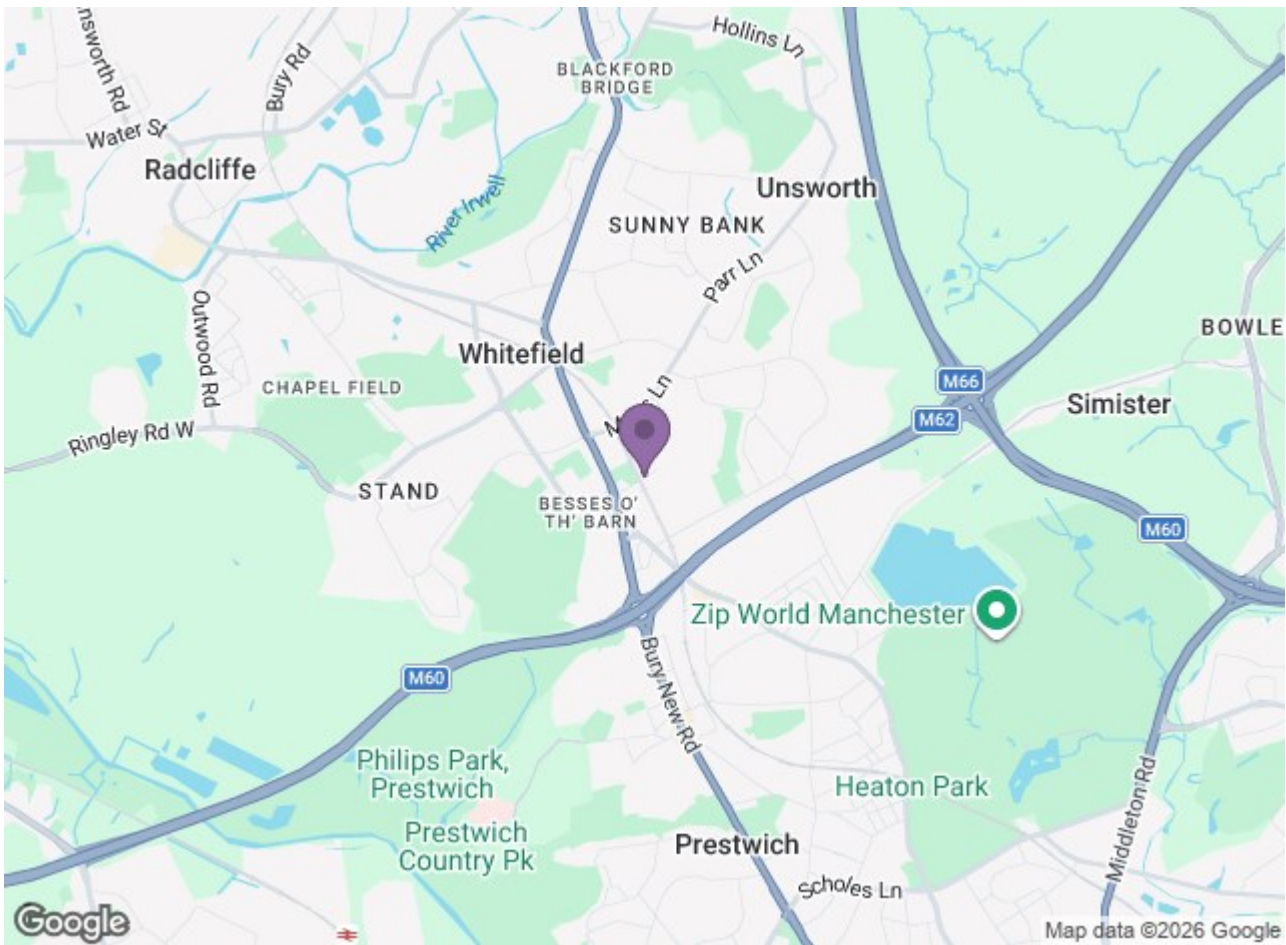
Furnished with a four piece suite comprising panelled bath, walk in shower enclosure, pedestal wash hand basin and a low level WC.

**Bedroom Two**

Continuation of the wood effect laminate flooring, double glazed window and radiator.



TOTAL FLOOR AREA: 608 sq.ft. (56.5 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the information contained herein, measurements of actual dimensions, materials and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan, like all architectural drawings, can only be used as a guide for the preparation of contracts. We do not warrant, represent or guarantee that the information is correct, complete or accurate. It is the responsibility of the client to verify the information. © Ascend 2026



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	92-100	A	1-23
B	81-91	B	24-47
C	69-80	C	48-74
D	55-68	D	75-100
E	39-54	E	101-150
F	21-38	F	151-200
G	1-20	G	201-250

Energy Efficiency Rating: **B** (Score: 46)

Environmental Impact (CO<sub>2</sub>) Rating: **B** (Score: 66)