

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Hospital Road, Manchester, M27 4EX

£240,000

Nestled on Hospital Road in the charming area of Pendlebury, Swinton, Manchester, this stunning top-floor apartment is situated within a beautifully preserved historic building. Offering a unique blend of character and modern living, this property features two well-proportioned bedrooms, making it ideal for couples or small families. The spacious reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

The apartment boasts a contemporary bathroom, ensuring comfort and convenience for its residents. One of the standout features of this property is the private parking space, a rare find in such a desirable location. Additionally, residents can take advantage of the on-site gym facilities, promoting a healthy and active lifestyle, as well as secure bike storage for cycling enthusiasts.

Conveniently located, this apartment is just a stone's throw away from excellent transport links to Manchester city centre, making it an ideal choice for commuters. Families will also appreciate the proximity to local schools, which are well-regarded in the area.

In summary, this exceptional apartment combines the charm of an ancient building with modern amenities, making it a perfect home for those seeking comfort, convenience, and a touch of history in the vibrant city of Manchester.

Hospital Road, Manchester, M27 4EX

£240,000



- Two Spacious Bedrooms
- Modern Throughout
- Three Piece Bathroom Suite
- Tenure Leasehold
- Top Floor
- Ready To Move Into With Viewing Essential
- EPC Rating B
- Council Tax Band A
- Ideal Property To Downsize
- Easy Access To Major Motorway Links Close Proximity To Amenities

Ground Floor

Entrance Hall

29'7 x 5'6 (9.02m x 1.68m)

Reception Room

16'5 x 15'8 (5.00m x 4.78m)

Kitchen

19'5 x 9'5 (5.92m x 2.87m)

Bedroom One

17'10 x 16'1 (5.44m x 4.90m)

Bedroom Two

14'11 x 10'10 (4.55m x 3.30m)

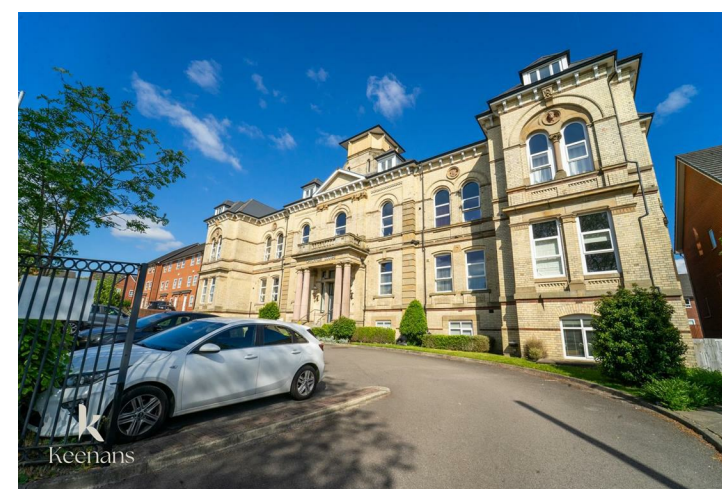
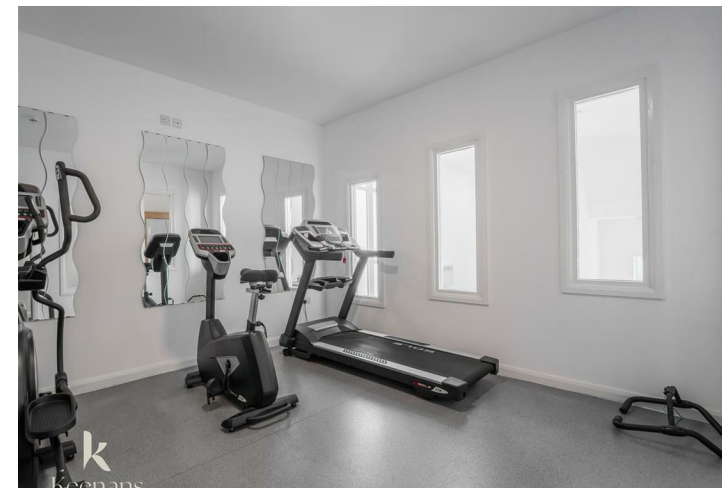
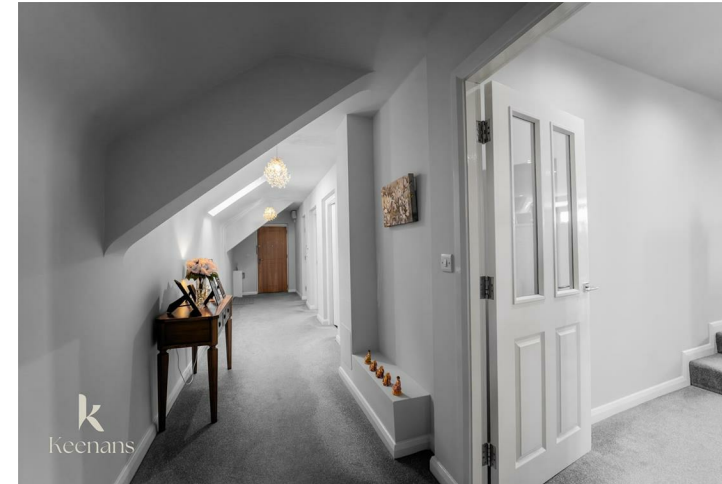
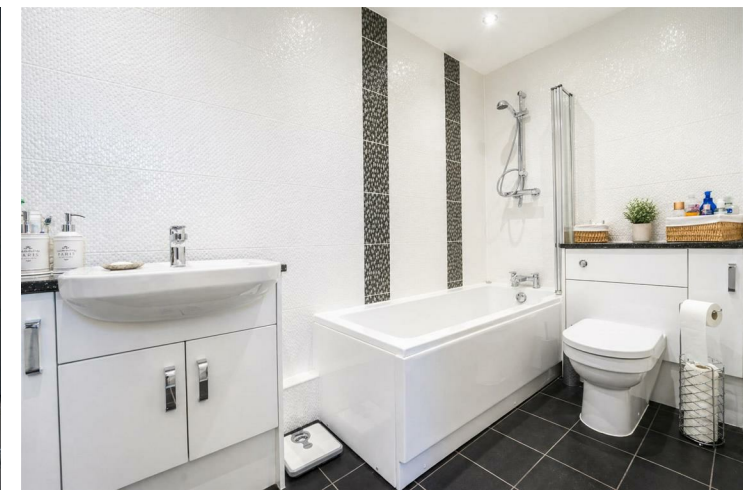
Bathroom

5'1 x 9'10 (1.55m x 3.00m)

External

Front

Rear



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