



78 Sir Williams Court, 190 Hall Lane, Baguley, Manchester, M23 1DL

NO CHAIN

Welcome to Sir Williams Court, a delightful ground floor flat located at 190 Hall Lane in the charming area of Baguley. This modern property, built in 2002, offers a comfortable and convenient living space, perfect for individuals or small families seeking a peaceful retreat.

The flat features a well-appointed reception room, providing an inviting area for relaxation and entertainment. With two spacious bedrooms, there is ample room for rest and privacy, making it an ideal choice for those who value comfort. The property also includes a well-designed bathroom, ensuring that all your essential needs are met.

One of the standout features of this flat is the dedicated parking space for one vehicle, a valuable asset in today's busy world. This convenience allows for easy access and peace of mind when it comes to parking.

£160,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Hallway

This welcoming hallway features a wood-effect floor that runs lengthwise, enhancing the sense of space. Neutral walls and ceiling-mounted light fixtures create a bright and airy atmosphere, with a door providing access to other rooms.

Kitchen

The kitchen is designed with a practical layout, offering a good amount of work surface in a dark wood finish contrasted by cream cabinetry. A tiled splashback and patterned flooring add subtle character, while a window brings natural light into the space. Integrated appliances include a gas hob and an oven, with a stainless steel extractor hood above.

Living Room

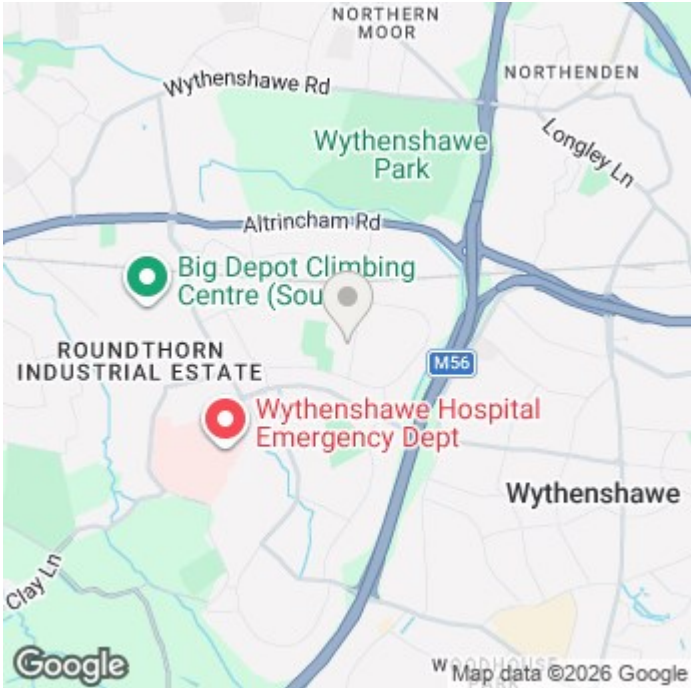
A generously sized living room boasts a light brown wood-effect floor and neutral walls, making it a versatile and inviting space. A large window fills the room with natural light, while ceiling light fixtures add to the brightness. The room provides ample space for seating and relaxation.

Bathroom

This bathroom features contemporary grey floor and wall tiles that surround a white suite comprising a bath with overhead shower, a pedestal basin, and a toilet. A chrome heated towel rail adds a modern touch, complemented by recessed ceiling lights that illuminate the space evenly.

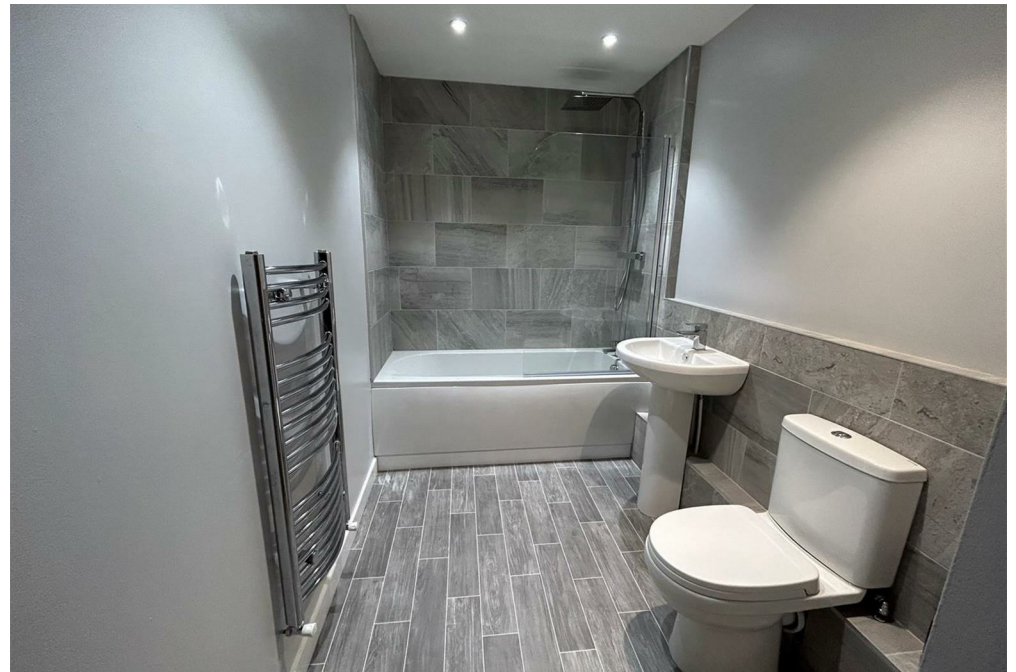
Bedroom

A comfortable double bedroom has a wood-effect floor and neutral walls, making it easy to personalise. A window allows natural light to flood the space, and a radiator is positioned beneath it for heating.



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		
	82	82
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		





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