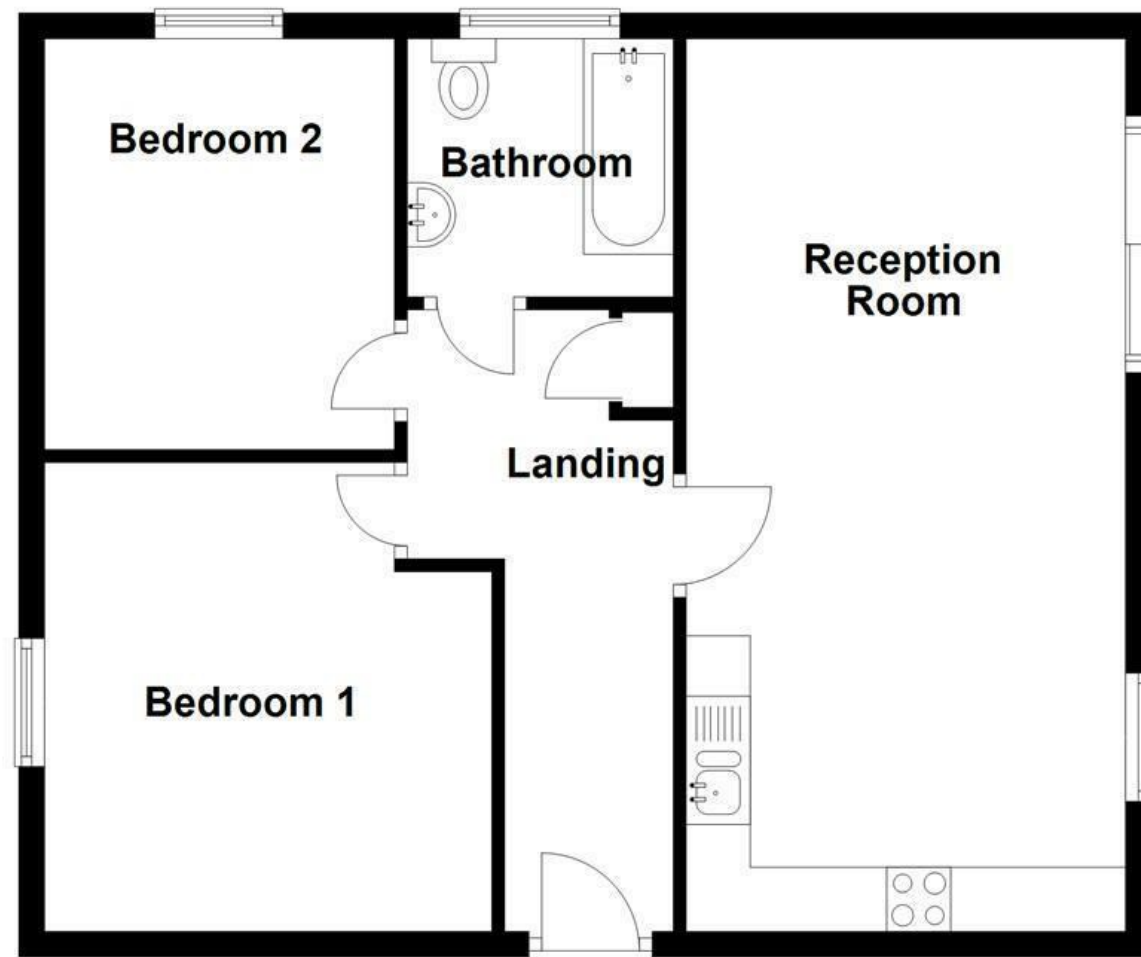


Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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.

Apartment Block C, Swinton, M27 8BZ

Offers Over £170,000

TWO-BEDROOM SPACIOUS APARTMENT IN MANCHESTER

Welcome to this delightful apartment located in the sought-after Apartment Block C on Farrier Close. This property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a modern living space.

As you enter, you will be greeted by a spacious living room that seamlessly flows into a dining area, creating an inviting atmosphere for both relaxation and entertaining. The well-designed kitchen space is conveniently situated, allowing for easy meal preparation while remaining part of the social hub of the home.

The flat boasts two generously sized double bedrooms, providing ample space for rest and personal belongings. Each room is filled with natural light, creating a warm and welcoming environment. The well-appointed bathroom features modern fixtures and fittings, ensuring a comfortable experience for all residents.

Additionally, the property benefits from off-road parking, a valuable feature in today's busy world, offering peace of mind and convenience for you and your guests.

Apartment Block C, Swinton, M27 8BZ

Offers Over £170,000

 2  1  1  B

- An Envious Apartment
- Perfect First Time Home
- Off Road Parking
- Tenure Leasehold
- Two Bedrooms
- Modern Fixtures And Fittings
- EPC Rating B
- Sought After Location
- Stylish Interiors
- Council Tax Band B

Hallway

15'11 x 6'10 (4.85m x 2.08m)

Reception Room/Kitchen

22'10 x 11'3 (6.96m x 3.43m)

Bedroom One

12 x 11'5 (3.66m x 3.48m)

Bedroom Two

10'6 x 8'11 (3.20m x 2.72m)

Bathroom

6'10 x 6'7 (2.08m x 2.01m)



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