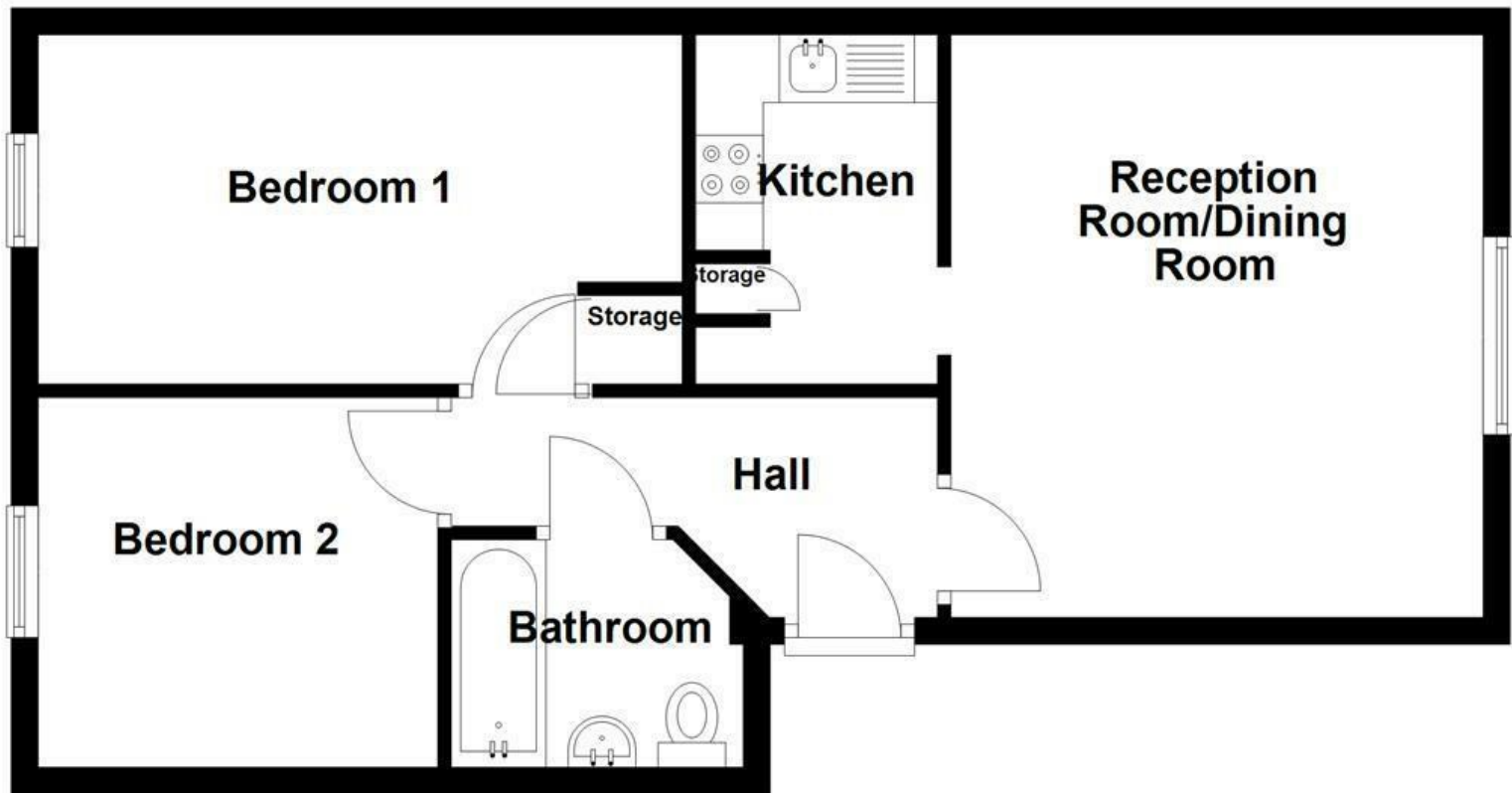


## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 firms employment has the authority to make or give any representation or warranty in respect of the property.



## Mountain Street, Manchester, M28 3ST

### £95,000

#### GENEROUS FLAT IN MANCHESTER

Nestled in the charming area of Mountain Street, Worsley, Manchester, this delightful flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a serene living space. The well-appointed bathroom provides a modern touch, ensuring a relaxing retreat.

The generous living room is a standout feature, seamlessly connecting to the kitchen area, creating an inviting atmosphere for both relaxation and entertaining. This open-plan design enhances the sense of space and light, making it a perfect setting for social gatherings or quiet evenings at home.

Additionally, the property boasts a private parking space, a valuable asset in this desirable location. With easy access to local amenities and transport links, this flat is not only a comfortable home but also a practical choice for those looking to enjoy the vibrant lifestyle that Worsley has to offer.

In summary, this flat on Mountain Street presents an excellent opportunity for anyone seeking a well-designed living space in a sought-after area. Don't miss the chance to make this lovely property your new home.

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Mountain Street, Manchester, M28 3ST  
£95,000

2 1 1 B

- Tenure Leasehold
- Off Road Parking
- Three Piece Bathroom Suite
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Two Generously Sized Bedrooms
- Ideal First Time Buy With Viewing Essential
- EPC Rating B
- Open Plan Living/Dining With Open Access To Kitchen
- Close Proximity To Local Amenities

Entrance Hall  
12'1 x 5'2 (3.68m x 1.57m)

Open Plan Living/Dining  
14'1 x 12'10 (4.29m x 3.91m)

Kitchen  
8'6 x 5'1 (2.59m x 1.55m)

Bedroom One  
9'8 x 9' (2.95m x 2.74m)

Bedroom Two  
15'8 x 8'6 (4.78m x 2.59m)

Bathroom  
7'1 x 5'6 (2.16m x 1.68m)

