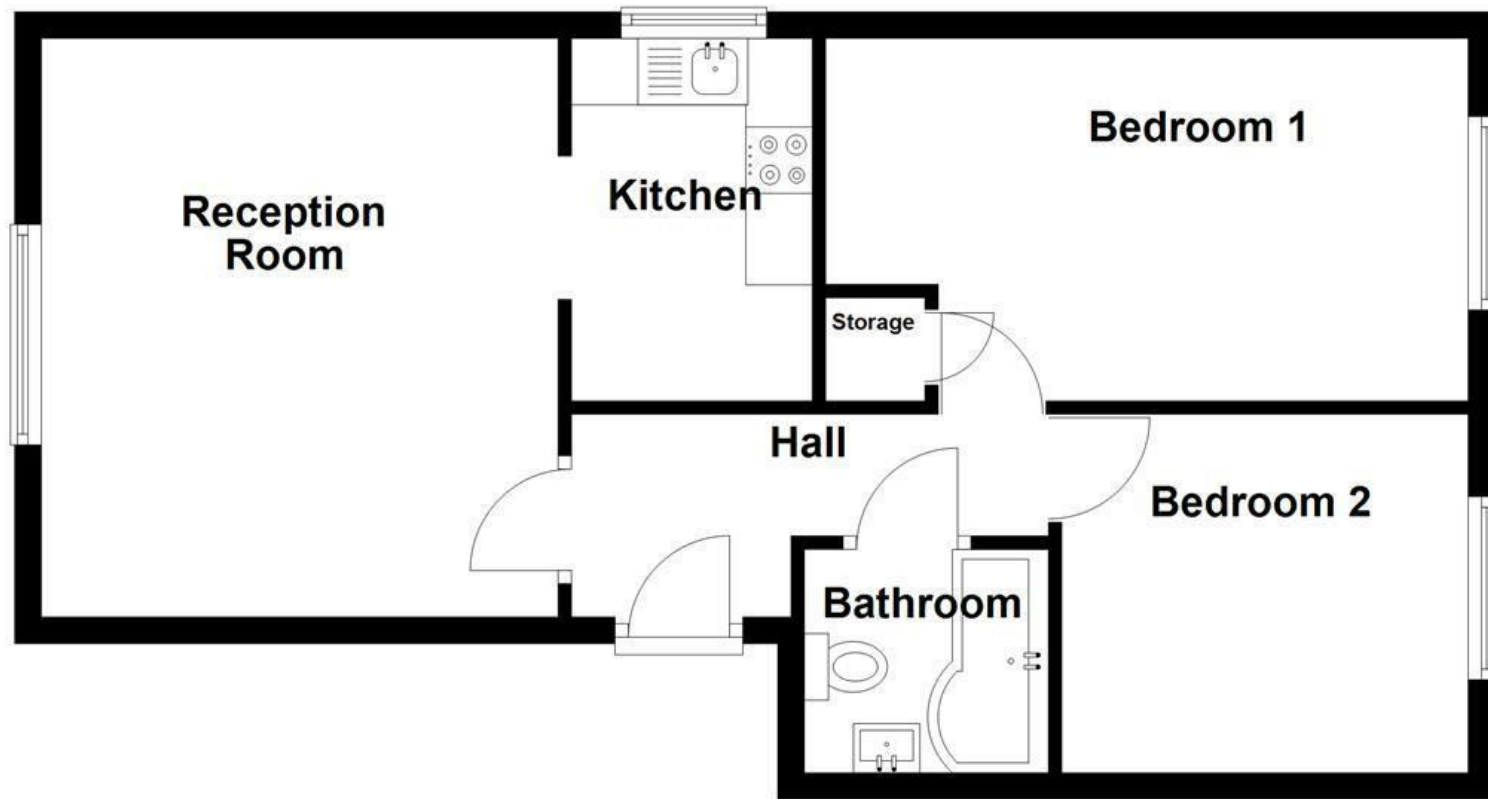


Ground Floor



Mountain Street, Manchester, M28 3ST

£100,000

AN ENVIABLE GROUND FLOOR APARTMENT

Nestled on the charming Mountain Street, Worsley this impressive ground floor apartment offers a delightful blend of modern living and comfort. The property has been beautifully presented and meticulously maintained, showcasing contemporary fixtures and fittings throughout.

Upon entering, you will find two spacious double bedrooms that provide ample space for relaxation and rest. The highlight of this home is undoubtedly the impressive open plan kitchen and living area, which creates a welcoming atmosphere perfect for entertaining or enjoying quiet evenings in. The neutral decoration throughout allows for personal touches, making it easy to envision your own style within the space.

This apartment is situated within a secure gated complex, providing peace of mind and a sense of community. Residents can enjoy the well-kept communal gardens, ideal for leisurely strolls or enjoying the outdoors. Additionally, the property benefits from allocated off-road parking, a valuable feature in this sought-after location.

Convenience is key, as this home is ideally located close to various bus routes, local schools, and essential amenities. Furthermore, excellent transport links to Manchester, Bolton, and major

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(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.

Mountain Street, Manchester, M28 3ST

£100,000



- Tenure Leasehold
- Council Tax Band A
- EPC Rating C
- Secure Gated Off Road Parking
- Two Generously Sized Bedrooms
- Ideal First Time Buy Or Investment Opportunity
- Viewing Essential
- Fitted Kitchen And Three Piece Bathroom Suite
- Close Proximity To Local Amenities
- Easy Access To Major Network Links

Ground Floor

Communal hall to door to entrance hall.

Entrance Hall

12' x 4'11 (3.66m x 1.50m)

Electric heater, smoke alarm, wood effect laminate flooring, doors to reception room, two bedrooms and bathroom.

Reception Room

14'3 x 12'9 (4.34m x 3.89m)

UPVC double glazed window, electric heater, television point, wood effect laminate flooring and open to kitchen.

Kitchen

8'11 x 5'11 (2.72m x 1.80m)

UPVC double glazed window, range of grey gloss wall and base units, marble effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven, four ring induction hob, extractor hood, space for fridge freezer, plumbed for washing machine, spotlights, smoke alarm and wood effect laminate flooring.

Bedroom One

15'10 x 8'11 (4.83m x 2.72m)

UPVC double glazed window, electric heater, television point and storage cupboard.

Bedroom Two

10' x 8'10 (3.05m x 2.69m)

UPVC double glazed window and electric heater.

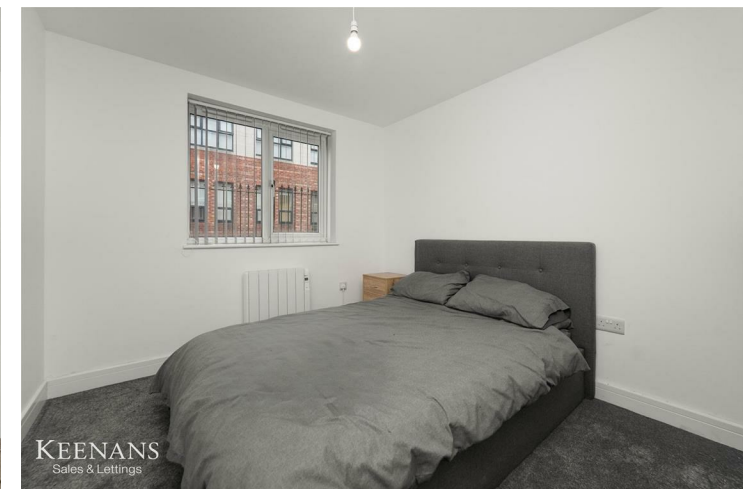
Bathroom

6' x 5'6 (1.83m x 1.68m)

Central heating towel rail, L shaped panel bath with direct feed rainfall shower and rinse head, vanity top wash basin with mixer tap, dual flush WC, PVC panel elevation, PVC to ceiling, spotlights, extractor fan and wood effect laminate flooring.

External

Communal garden and gated off road parking.



Tel: 01617939622

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