Nestled in the tranquil surroundings of Hollinwood Avenue, Manchester, this charming two-bedroom ground floor apartment offers a delightful living experience in a peaceful private area. Spanning an inviting 570 square feet, the property is designed for comfort and convenience, making it an ideal choice for individuals or small families.

Upon entering, you are greeted by a welcoming entrance hallway that leads into a spacious lounge. The lounge features patio doors that open directly to the front of the property, allowing natural light to flood the space and providing a seamless connection to the outdoors. Adjacent to the lounge is a well-appointed kitchen.

The apartment boasts two comfortable bedrooms, One with fitted furniture and robes, providing ample storage space. A modern shower suite and a utility / storage room which is plumed for a washing machine and provide additional storage space.

Residents will appreciate the communal garden, a lovely area for relaxation and socialising with neighbours. The property also includes an allocated parking space, along with additional spaces for visitors, ensuring convenience for both residents and guests alike.

Situated in a great local area, this apartment is conveniently close to transport links and a variety of amenities, making it easy to access everything you need. This property presents an excellent opportunity for those seeking a comfortable and well-located home in Manchester.



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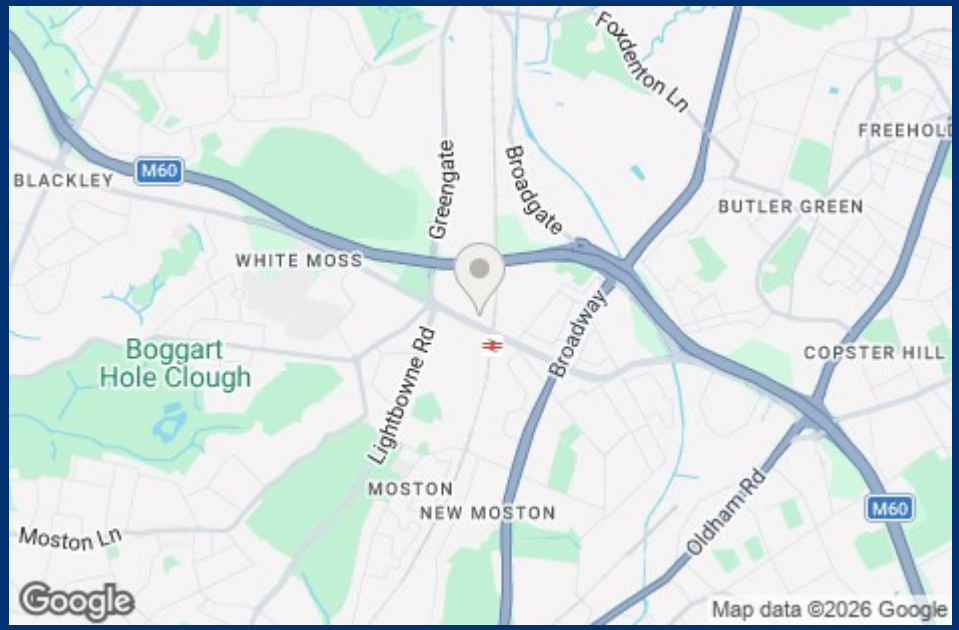
HOLLINWOOD AVENUE, MANCHESTER, M40 0JD










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Accommodation and Amenities

Entrance
Access to the apartment is via a secure communal entrance, featuring an intercom system for visitor entry and individual post boxes, offering both security and convenience

Entrance Hallway
The entrance hallway provides access to all rooms within the apartment and features an intercom system and radiator.

Lounge
A spacious and bright lounge featuring patio doors overlooking the front of the building and car park, allowing plenty of natural light to flood the room. The lounge also benefits from a radiator and an open-plan layout leading through to the kitchen

Kitchen
The kitchen is fitted with a good range of wall and base units, offering ample storage and worktop space. Appliances include a fitted oven, hob and extractor hood, alongside a stainless steel sink with mixer tap. A side-facing window provides natural light, with a radiator completing the space

Bedroom One
Front-facing window allowing natural light into the room, radiator and fitted bedroom furniture comprising wardrobes, drawers and bedside tables

Bedroom Two
Side facing window and radiator

Shower suite
The bathroom is fitted with a contemporary suite comprising a walk-in shower enclosure, wash hand basin and WC





Storage Cupboard

Useful storage room with potential to be utilised as a utility space, featuring plumbing for a washing machine, worktop and additional storage space

Externally

The property is set back from the road, offering a degree of privacy and surrounded by attractive greenery. The development benefits from a communal car park with an allocated parking space for the apartment, together with communal gardens for residents to enjoy



Terms

PRICE: £950 PER MONTH

Disclaimer
Clarke & Co. Estate Agents for themselves and the vendors, whose agents they are, give notice that all these details have been prepared in good faith. No checks of any services have been made (water, electrical, gas or drains), heating appliances or any mechanical or electrical equipment. Measurements are normally taken by 'Sonic tape' and therefore can only be an approximation. Items in photographs may not be included in the sale. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement and no warranty is given by Clarke & Co., their employees, agents or the vendors. The property is offered subject to contract and may be withdrawn at any time.

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