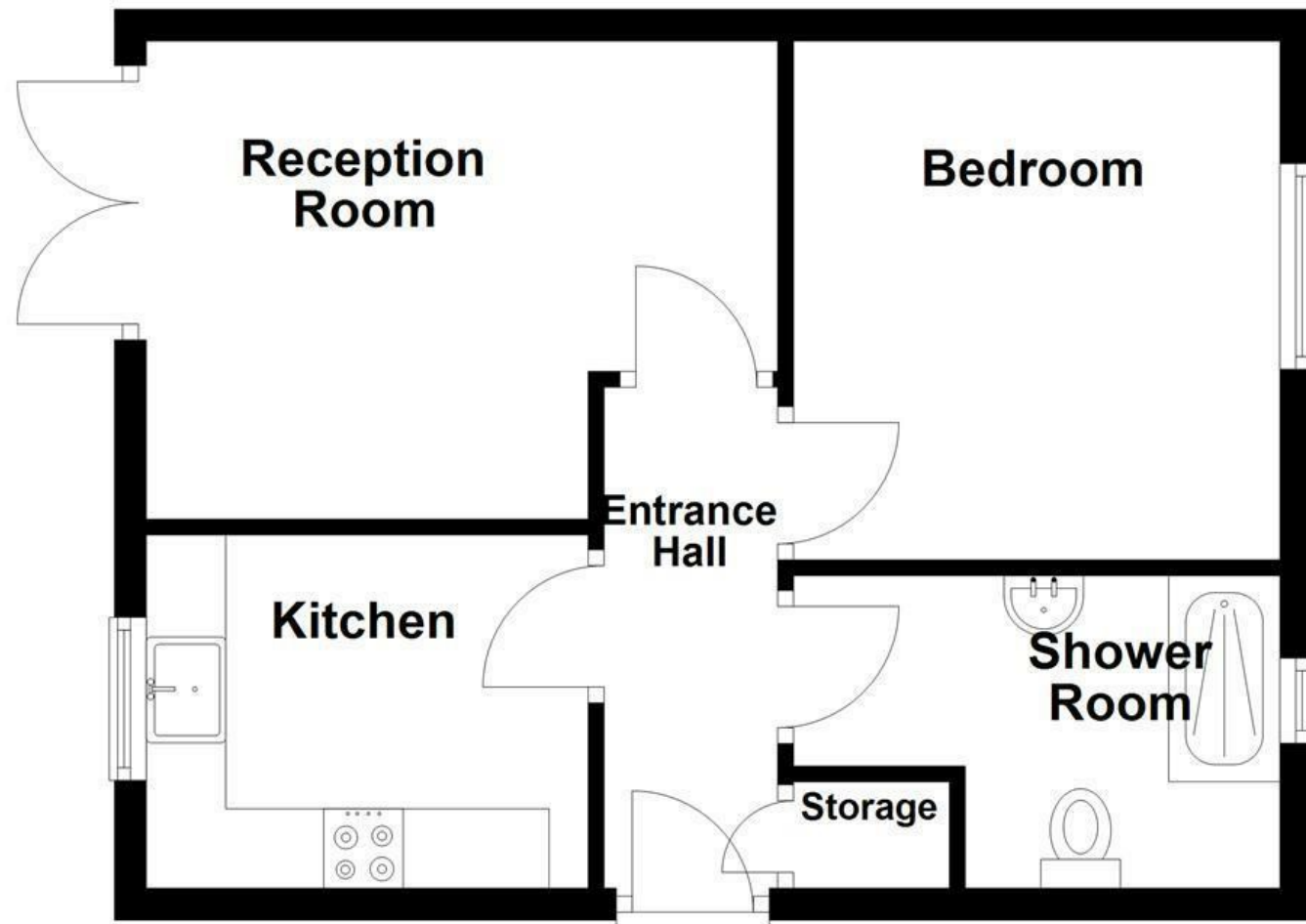


## Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(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.

## Pilkington Drive, Manchester, M45 8JX

### Offers Over £100,000

ONE BEDROOM GROUND FLOOR FLAT - OVER 55'S

Welcome to this charming one-bedroom ground floor flat located on Pilkington Drive in the desirable area of Whitefield, Manchester. This property offers a perfect blend of comfort and modern living, making it an ideal choice for individuals or couples seeking a welcoming home.

As you enter the flat, you are greeted by a spacious reception room that is bathed in natural light, thanks to the elegant French doors that open directly to the outside. This feature not only enhances the living space but also provides a lovely connection to the outdoors, perfect for enjoying a morning coffee or an evening breeze.

The modern fitted kitchen is designed with both style and functionality in mind, offering ample storage and workspace for all your culinary needs. It is well-equipped to cater to your cooking desires, whether you are preparing a simple meal or entertaining guests.

The property also boasts a contemporary three-piece shower room, which adds to the overall appeal of the flat. This well-appointed bathroom provides a refreshing space to unwind after a long day.

# Pilkington Drive, Manchester, M45 8JX

Offers Over £100,000



- Tenure Leasehold
- Council Tax Band A
- EPC Rating C
- Allocated parking
- Spacious Reception Room
- Modern Fitted Kitchen And three Piece Shower Room
- Ideal Property For Anyone Wishing To Downsize
- Viewing Essential
- Communal Gardens
- Easy Access To Major Commuter Routes

## Ground Floor

### Entrance Hall

### Reception Room

13' x 9'10" (3.96m x 3.00m)

### Kitchen

9' x 6'6" (2.74m x 1.98m)

### Bedroom

10'8" x 10' (3.25m x 3.05m)

### Shower Room

6'7" x 6'5" (2.01m x 1.96m)

### External

Allocated parking and communal gardens.



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