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# Eppleworth Rise, Clifton, Swinton, Manchester

£105,000



Offered with no onward chain, this first-floor two-bedroom flat presents an excellent opportunity for first-time buyers and buy-to-let investors alike.

Ideally positioned close to a range of local amenities, well-regarded schools, and major commuter routes, including direct links into Manchester City Centre, the property offers both convenience and strong potential.

The accommodation comprises two well-proportioned bedrooms, a bathroom, a welcoming reception room, and a useful linen/storage cupboard. The reception room provides direct access to the kitchen, creating a practical and well-connected living space. The property would benefit from modernisation, offering buyers the chance to update and personalise to their own taste.

Externally, the property benefits from allocated parking to the front, along with laid-to-lawn garden areas to both the front and rear, complemented by mature shrubs that add privacy and greenery.

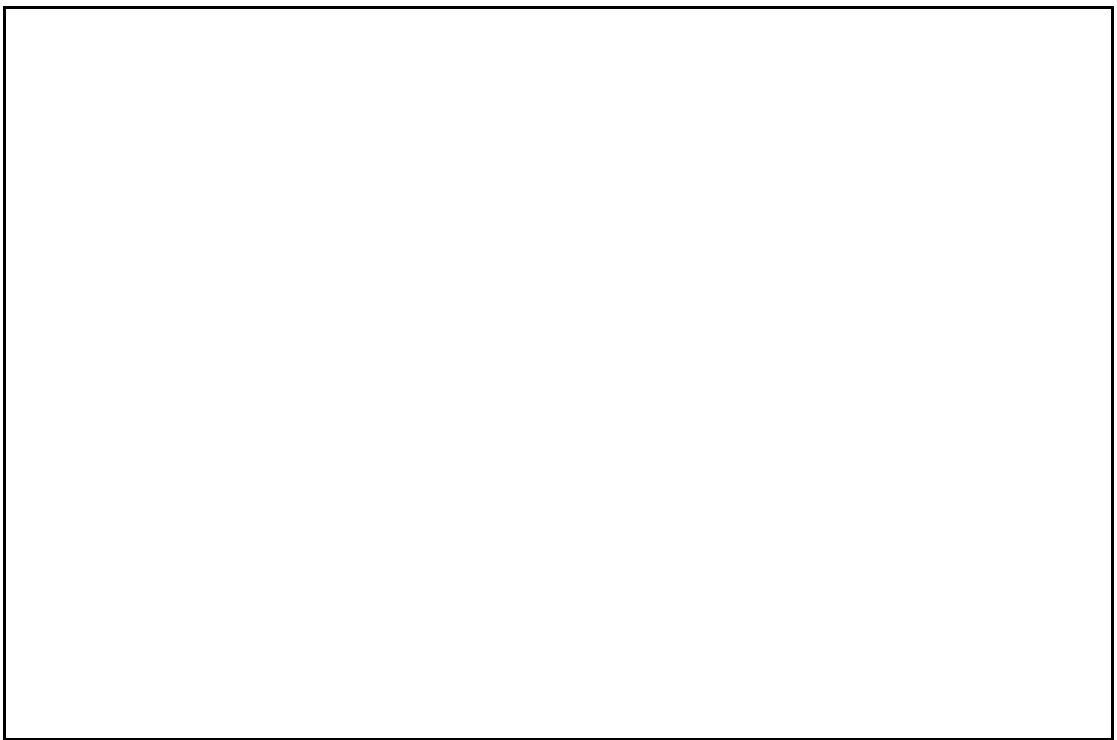
Well located and offering excellent potential, this flat is a fantastic opportunity for those looking to step onto the property ladder or add value to an investment portfolio.

## KEY FEATURES

- NO CHAIN
- FIRST FLOOR APARTMENT
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- CUL-DE-SAC LOCATION
- IN NEED OF MODERNISATION
- TWO BEDROOMS



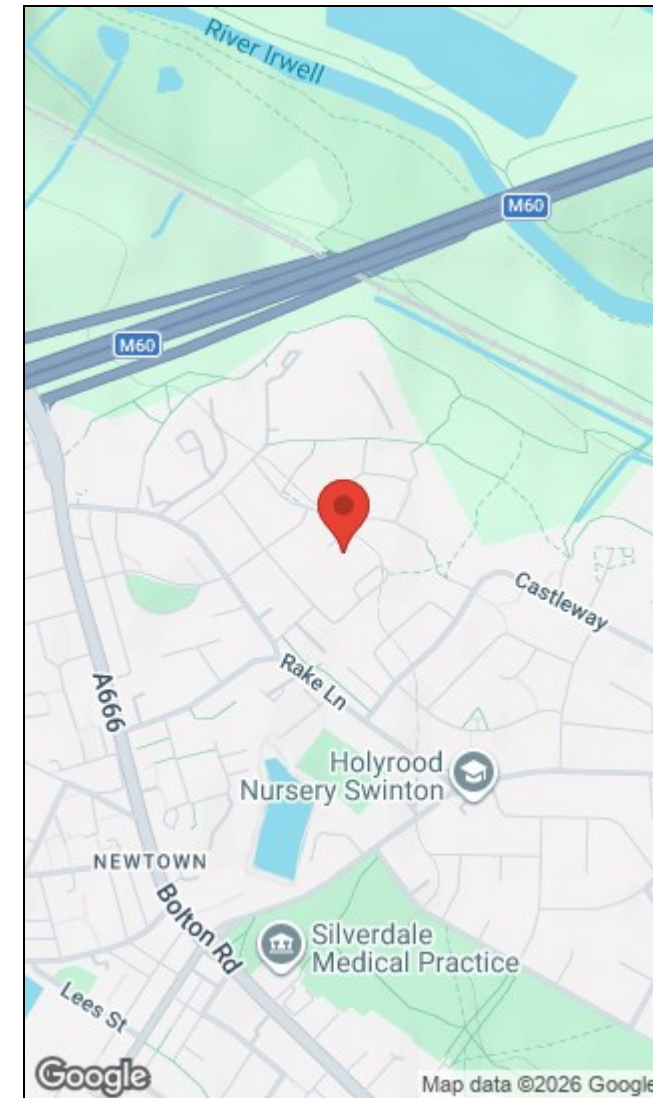
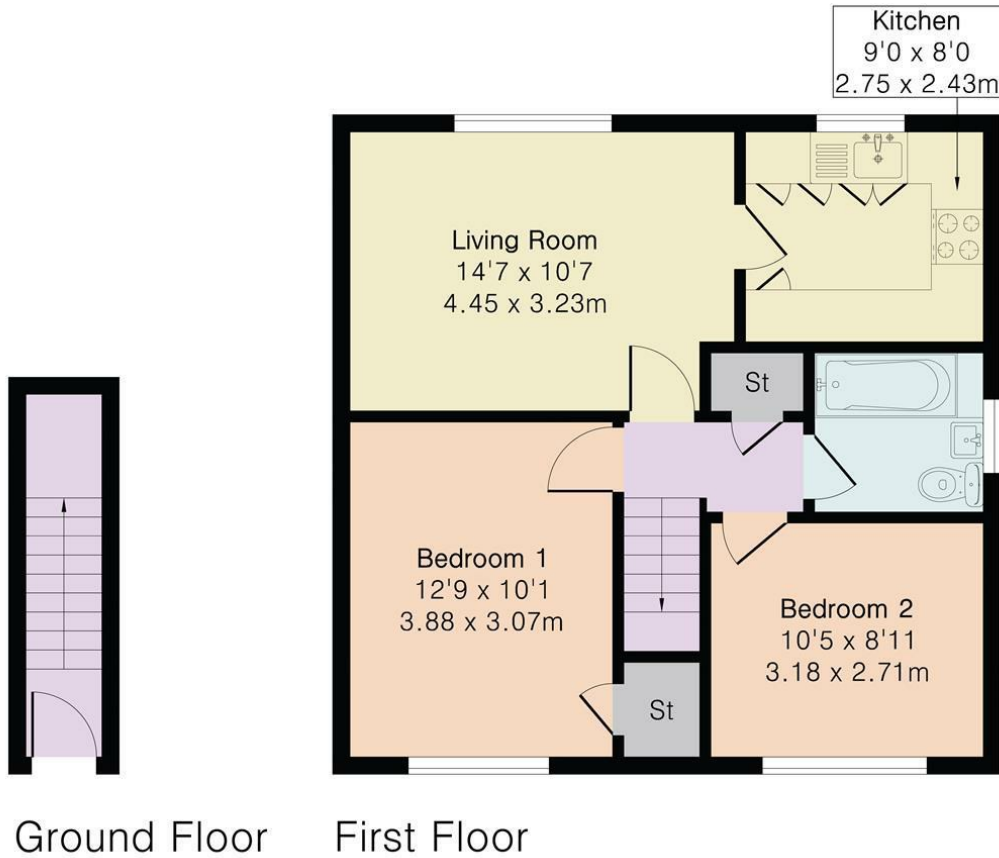




# Approximate Gross Internal Area 611 sq ft -57 sq m

Ground Floor Area 40 sq ft – 4 sq m

First Floor Area 571 sq ft – 53 sq m



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>75</b>	<b>77</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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