Delamere Place, Moor Lane, Northern Moor

Offers Over **£150,000**

HIBBERT HOMES

SALES & LETTINGS

This superb first floor apartment forms part of a modern development in a popular area of Northern Moor.

With shops, cafés and restaurants on the doorstep, the development is well-position for great access to all local amenities. There are excellent transport links, with the M56 motorway and Princess Parkway just a few minutes' drive, and Northern Moor Metrolink Station just a short walk. There are also major bus routes connecting to Sale, Altrincham, Manchester and beyond. Also within a short walk is the stunning Wythenshawe Park, with its beautiful green spaces, woodland walks and charming courtyard with coffee and food vendors.

The property itself comes well-presented with modern fixtures and fittings. A stunning open-plan living dining kitchen with Juliet balcony offers a great social space, and two good bedrooms are ideal for couples, sharers or small families, or even for those looking for a dedicated work from home space.

Externally, the property sits in maintained communal grounds, and is accessed via a communal car park providing allocated off-road parking behind secure electronic gates.

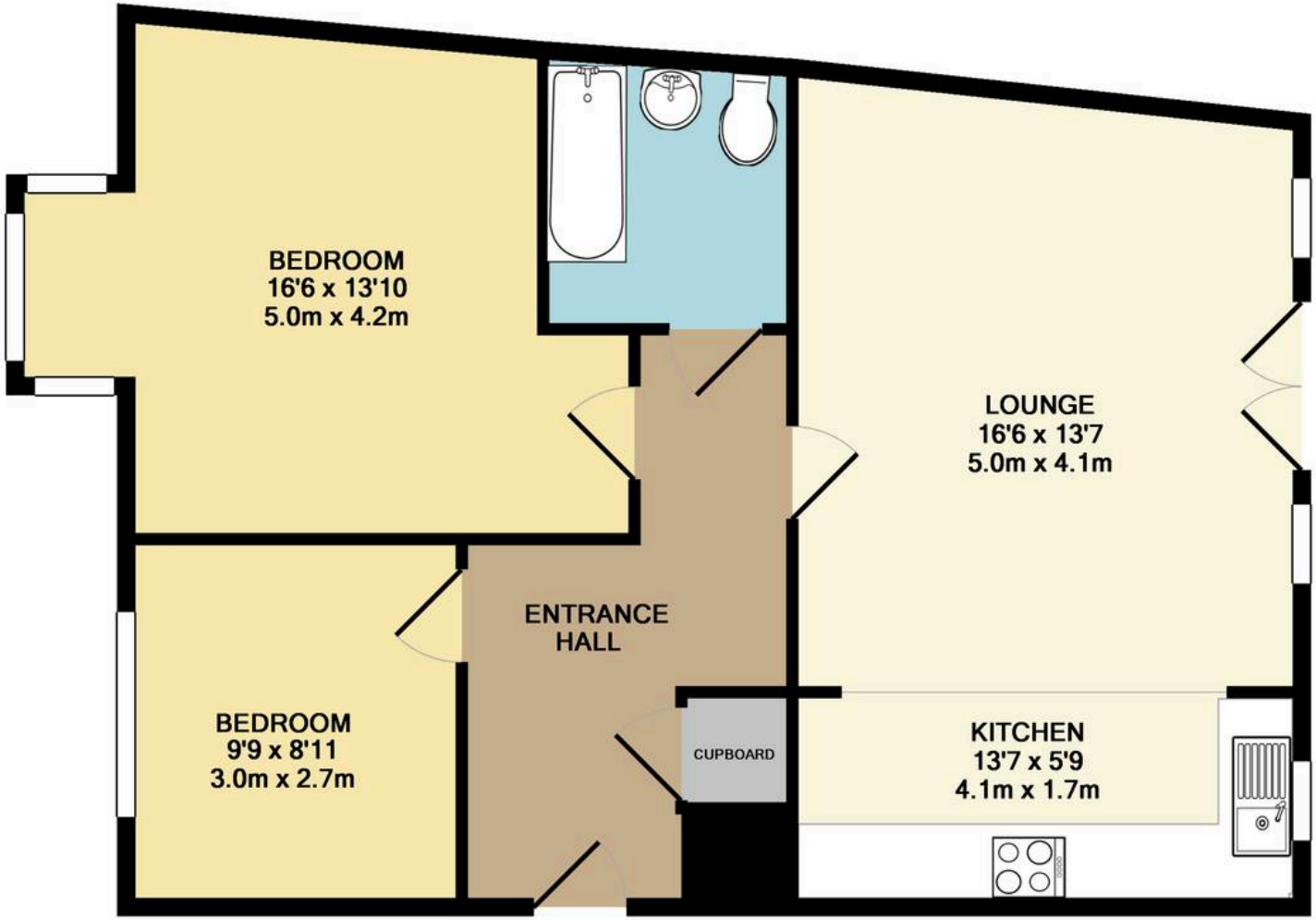
- NO CHAIN
- Modern development in popular location
- First floor apartment with two generous bedrooms
- Open-plan living dining kitchenn
- Juliet balcony
- Allocated off-road parking in gated car park
- Good transport links, close to motorway and Metrolink
- Short walk to local shops

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



TOTAL APPROX. FLOOR AREA 708 SQ.FT. (65.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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