



HILLS

* CHAIN FREE * WELL PRESENTED THROUGHOUT * POPULAR RESIDENTIAL AREA * This FABULOUS UPPER FLOOR FLAT features 2 GENEROUS BEDROOMS, a SPACIOUS LOUNGE, FITTED MODERN KITCHEN & DINING AREA and a MODERN SHOWER ROOM. UPVC DOUBLE GLAZED & 'COMBI' GAS CENTRAL HEATED, the property also benefits from ample storage and a PRIVATE ENTRANCE, as well as COMMUNAL RESIDENTS PARKING & GARDENS. Situated in a POPULAR AREA close to local amenities, EXCELLENT PUBLIC TRANSPORT LINKS & motorway networks. CALL US NOW TO BOOK A VIEWING!!

Bell Terrace
Manchester, M30 7AS

Offers in Excess of £100,000

0161 7074900
sales@hills.agency

Lounge 14' 6" x 9' 0" (4.42m x 2.74m)

Ceiling light point with fan, wall mounted radiator and a double glazed window. Laminate wood effect flooring.

Kitchen 14' 4" x 9' 0" (4.37m x 2.74m)

Fitted with a range of wall and base units with complementary work surfaces and an integral sink and drainer unit. Built in oven, hob and extractor. Integrated fridge and freezer. Built in storage complete with a ceiling light point and boiler unit. Wall mounted radiator, double glazed window, tiled floor and part tiled walls. Extractor fan

Bedroom One 10' 4" x 10' 3" (3.15m x 3.12m)

Ceiling light point, wall mounted radiator, double glazed window and tiled floor.

Bedroom Two 10' 4" x 9' 1" (3.15m x 2.77m)

Ceiling light point, wall mounted radiator and a double glazed window. Built in storage complete with a light point. Carpeted flooring.

Shower Room 7' 0" x 5' 5" (2.13m x 1.65m)

Fitted with a modern three piece suite including a double shower, low level W.C and a hand wash basin. Two ceiling light points, wall mounted radiator, tiled floor and walls.

Landing

Ceiling light point, storage cupboard and loft access. Stairs lead down to the properties private entrance door

Externally

Well-maintained communal gardens to the front and rear with access to residents parking. The property has its own private entrance and storage cupboard at the bottom of the stairs







