



* 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

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.





