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1 ST PAULS RISE  
Manchester, M7 3NY  
Offers Over £140,000



# 1 ST PAULS RISE

## Property at a glance

- WELL PRESENTED MODERN APARTMENT
- TWO BEDROOMS
- MODERN KITCHEN + BATHROOM
- ALLOCATED PARKING
- COMBI BOILER
- LOWER GROUND FLOOR
- SOUGHT AFTER LOCATION
- NO CHAIN

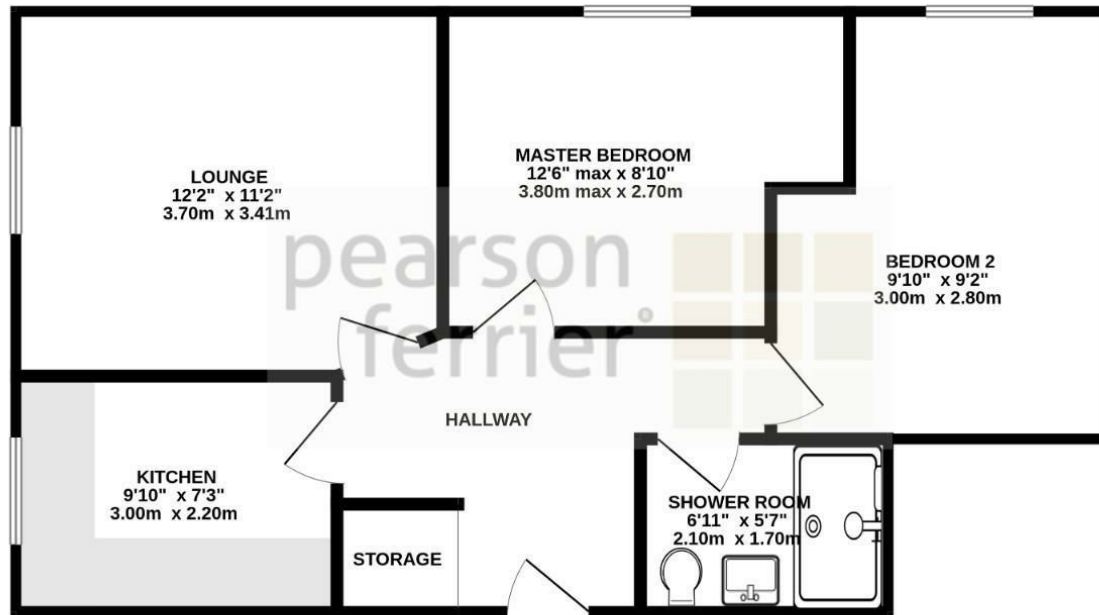
Tasteful 2-bed lower ground floor apartment nestled on a peaceful cul-de-sac, within very easy reach from Manchester City Centre. Featuring a sleek modern kitchen, a contemporary bathroom with walk-in shower, and a recently fitted combi boiler for year-round comfort. With allocated parking to the rear, this property is perfectly positioned on the doorstep of vibrant restaurants, supermarkets, shops, and places of worship. In a highly sought-after location with no onward chain, this move-in-ready apartment offers convenience due to its ideal location, with the benefit being set back on a quiet street - ideal for first-time buyers or investors!



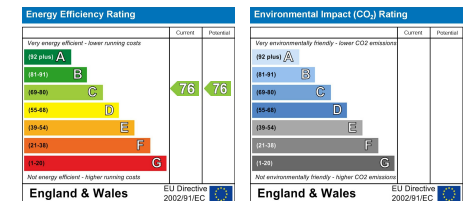




GROUND FLOOR  
581 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 581 sq.ft. (53.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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