



Kenyon Court, Kenyon Lane, Manchester

Price £120,000

**Ascend**  
Built on higher standards

## Kenyon Court, Kenyon Lane, Manchester

Ascend Properties are delighted to offer for sale this spacious two bedroom, ground floor apartment on Kenyon Lane. Suitable for both investment buyers and owner occupiers.

If you love open-plan living, neutral but sophisticated interiors and generous room sizes, you need to book a viewing today. In the kitchen you will find sleek white cabinets with chrome finishing along with an integrated oven, electric hob and extractor fan. The marble-effect work surface also adds to the modern appeal.

You'll also benefit from two spacious double bedrooms and a contemporary bathroom, chrome heated towel rail and electric shower – you could literally drop your bags and move right in.

Location wise, you're just 3 miles from Manchester's renowned Northern Quarter and 2.6 miles from Manchester Fort Shopping Park. The likes of Morrisons and Tesco can be found just a short distance away, off the popular Oldham Road area, and you'll also have easy accessibility to the wider Manchester and surrounding areas via the A62 and M60 links. If you're looking for a property that has it all, look no further.

Images are of the show apartment and are for marketing purposes only. Internal fixtures and fittings may differ and a viewing is highly recommended.

### Entrance Hallway

Entrance door from the communal landing, internal doors to all rooms. Built in storage cupboard housing the hot water tank.

### Living Room & Kitchen

24'9" x 10'6" max (7.550 x 3.217 max)

A spacious and well proportioned room with rear aspect uPVC double glazed patio doors and wall mounted electric heater.

The kitchen area is fitted with a range of wall mounted and base level units with work top surfaces over, incorporating a sink and drainer unit. Built in electric oven and grill with a four ring hob and extractor hood with lighting over. Space for a fridge freezer, plumbing for an automatic washing machine.

### Bedroom One

12'10" x 8'9" (3.934 x 2.681)

Rear aspect uPVC double glazed window, wall mounted electric heater.

### Bedroom Two

12'10" x 7'10" (3.934 x 2.410)

Rear aspect uPVC double glazed window. Wall mounted electric heater.

### Bathroom

9'6" x 5'10" (2.913 x 1.786)

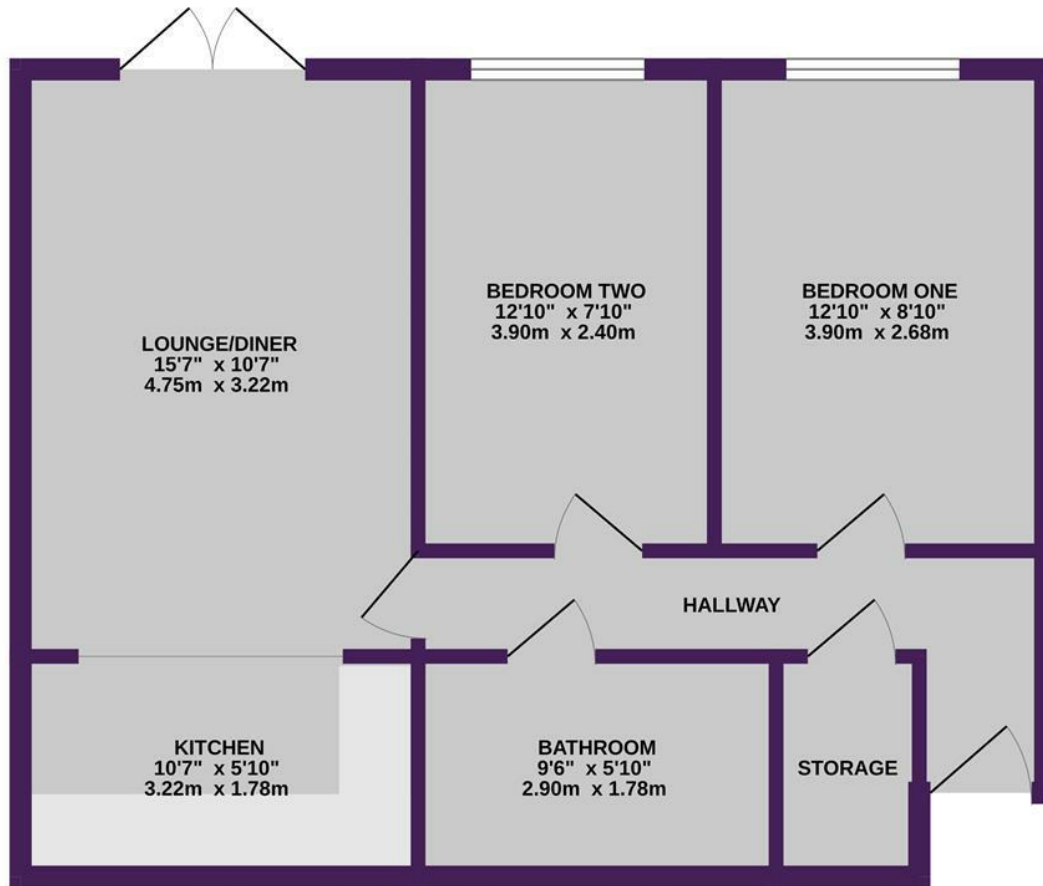
Furnished with a three piece suite comprising; panelled bath with a wall mounted shower attachment, pedestal wash hand basin and a low level WC. Part tiled walls, extractor fan.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA: 577 sq.ft. (53.6 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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