



11 Whitecroft Meadow, Manchester



- Very Well Presented Two Bed First Floor Apartment
- uPVC Double Glazed / Electric Storage Heaters
 - Lounge / Kitchen And Bathroom
 - Communal Lawned Gardens
 - Resident Permit Parking.
- Recently Decorated Throughout / NO CHAIN

£132,500

Very well presented two bed first floor apartment with communal lawned gardens and resident parking. Briefly comprising of uPVC double glazed windows, electric storage heaters, lounge, kitchen, two bedrooms and a three-piece bathroom. Externally there are private communal lawned gardens overlooking the River Irk and a designated resident parking bay. Conveniently located for Middleton town centre with its range of shops and facilities, transport links and within easy access of the M60 motorway network. There is an annual service charge of £2,100 which covers maintenance of site and gardens and building insurance.

ENTRANCE

Secure communal entrance with intercom. Stairs to first floor.



HALL

Entrance hall with intercom, electric storage heater and storage.

LOUNGE

4.55m 3.63m (14'11" 11'10")

Front aspect with carpet flooring, electric storage heater and coved ceiling.



BEDROOM 1

3.29m x 3.10m (10'9" x 10'2")

Front aspect with carpet flooring, electric storage heater and coved ceiling.



BEDROOM 2

3.09m x 2.08m (10'1" x 6'9")

Rear aspect with carpet flooring, electric storage heater and coved ceiling.



KITCHEN

3.0m x 1.86m (9'10" x 6'1")

Rear aspect with a range of wall and base units incorporating stainless steel sink, electric hob with extractor above, built in electric oven, part tiled walls and laminate flooring.

BATHROOM

Three-piece bathroom suite comprising of bath, vanity

wash-basin with fitted cupboards below, low-level W.C, fully tiled walls, tiled flooring and heated towel rail.

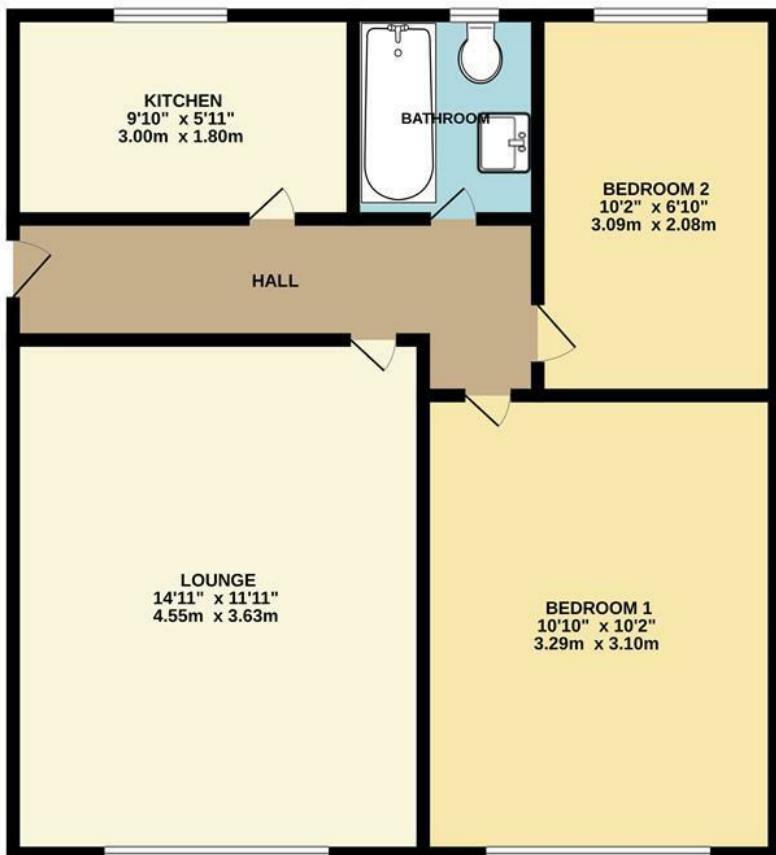


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	81	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B	81	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TWO BED FIRST FLOOR APARTMENT

TOTAL FLOOR AREA: 537 sq.ft. (49.9 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 indicative purposes only and should be used as such by any prospective purchaser. The sizes, spaces and aspects shown have not been tested and no guarantee as to their operability or efficiency can be given.

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