



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Mere Drive, Manchester, M27 8SD

**£110,000**

SPACIOUS TWO BEDROOM APARTMENT

Located in the desirable area of Mere Drive, Clifton, Swinton, Manchester, this charming two-bedroom top floor apartment presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts a fantastic open-plan living kitchen, perfect for entertaining and family gatherings, creating a warm and inviting atmosphere.

Both bedrooms are generously sized doubles, providing ample space for relaxation and personalisation. The large family bathroom is well-appointed, ensuring convenience for all residents. The apartment is sold with no chain delay, allowing for a swift and hassle-free move, making it ideal for those eager to settle in quickly.

Situated in a great location, this property is conveniently close to local schools and a variety of amenities, catering to all your daily needs. Whether you are looking for shops, parks, or transport links, everything is within easy reach.

This apartment is ready to move into, offering a perfect blend of comfort and practicality in a sought-after neighbourhood. Do not miss the chance to make this delightful property your new home.

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**Entrance Hall**

15'1 x 9'10 (4.60m x 3.00m)

**Bathroom**

9'10 x 5'11 (3.00m x 1.80m)

**Bedroom 1**

12'6 x 8'6 (3.81m x 2.59m)

**Bedroom 2**

7'10 x 7'7 (2.39m x 2.31m)

**Reception Room**

16'5 x 13'1 (5.00m x 3.99m)

**Kitchen**

9'2 x 8'6 (2.79m x 2.59m)



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