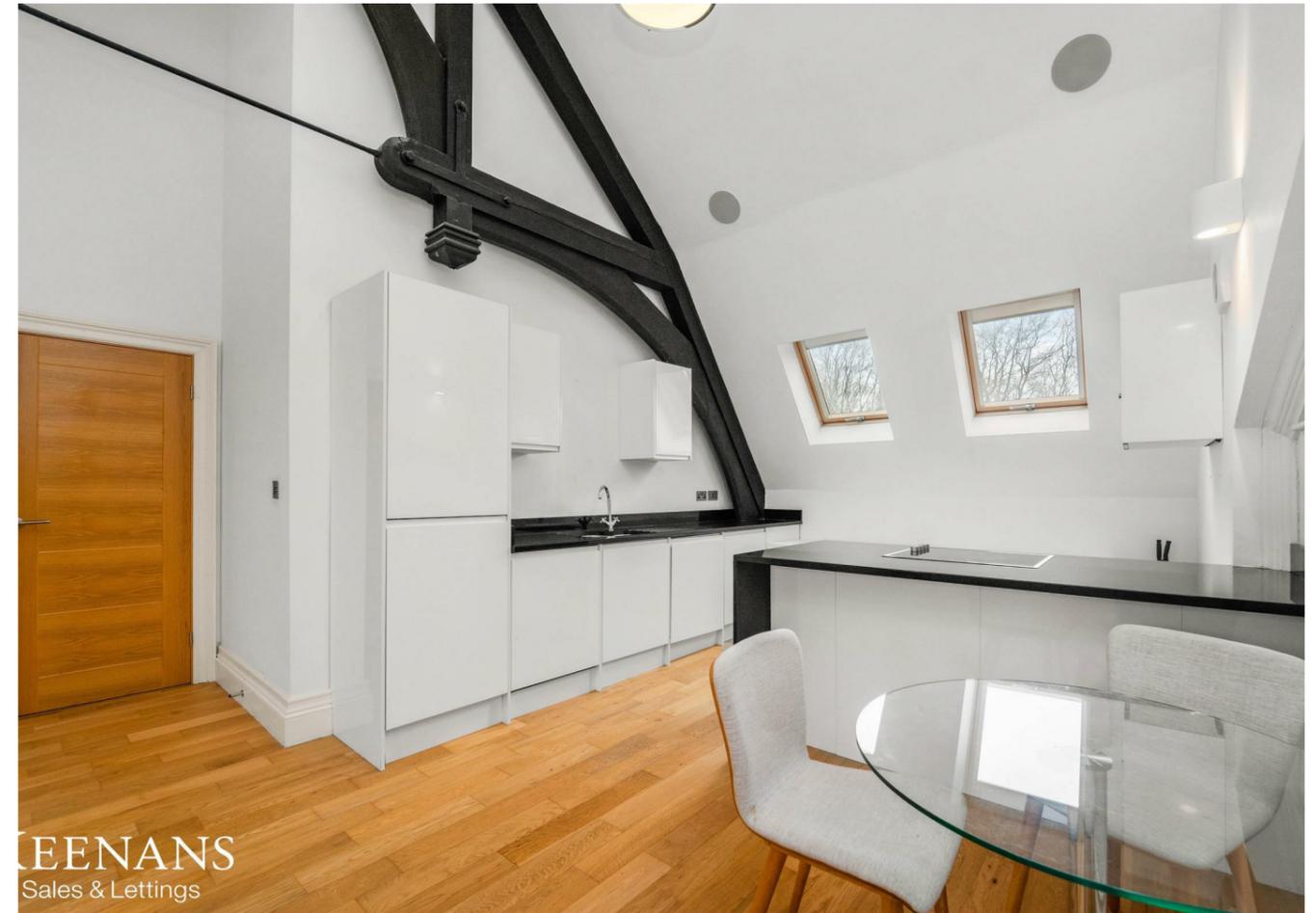


Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

## Stableford Avenue, Manchester, M30 8AP

£350,000

A FANTASTIC THREE BEDROOM APARTMENT

Welcome to this splendid top-floor apartment located on Stableford Avenue in the desirable area of Eccles, Manchester. This modern residence boasts three well-proportioned bedrooms, making it an ideal choice for families or professionals seeking ample living space.

As you enter, you will be greeted by an inviting open-plan living area that seamlessly combines comfort and style. The contemporary kitchen is designed for both functionality and aesthetics, providing a perfect space for culinary enthusiasts to create delightful meals. The apartment features a modern bathroom, along with a main bedroom that includes a convenient en suite shower room, ensuring privacy and comfort.

One of the standout features of this property is the generous storage space, allowing you to keep your living area tidy and organised. Additionally, the apartment benefits from a dedicated

# Stableford Avenue, Manchester, M30 8AP

£350,000

 3  2  1  D

- Three Well Proportioned Bedrooms
- Council Tax Band C
- Ample Storage Space
- Viewing Recommended
- Open Plan Living Area With Modern Kitchen Design
- Top Floor Apartment
- Large Car Park Area
- EPC Rating D
- Sought After Location
- Tenure Leasehold

## Entrance Hall

14' x 6'1 (4.27m x 1.85m)

Smoke alarm, doors to three bedrooms, bathroom, storage, open plan living/kitchen area and wood effect laminate flooring.

## Open Plan Living/Kitchen Area

31' x 16' (9.45m x 4.88m)

Four Velux windows, electric heater, wall lights, gloss wall and base units, granite surface, inset stainless steel on and a half sink with draining ridges, double oven, integrated microwave, four ring electric hob, plumbed for washing machine, integrated dishwasher and fridge freezer, extractor fan and wood effect laminate flooring.

## Bedroom One

15'5 x 9'6 (4.70m x 2.90m)

Two Velux windows, electric heater, smoke alarm, wall light and sliding door to en suite.

## En Suite

7'11 x 5'11 (2.41m x 1.80m)

Heated towel rail, walk in direct feed rainfall shower with rinse head, wall mounted wash basin with waterfall mixer tap, dual flush WC, spotlights, loft access, tiled elevation and tiled floor.

## Bedroom Two

15'4 x 10'2 (4.67m x 3.10m)

Two Velux windows, electric heater, smoke alarm, wall light and storage.

## Bedroom Three

12'3 x 10'2 (3.73m x 3.10m)

Two Velux windows, electric heater, smoke alarm and wall lights.

## Bathroom

7'1 x 5'10 (2.16m x 1.78m)

Dual flush WC, wall mounted wash basin with waterfall mixer tap, tiled bath with waterfall mixer tap and rinse head, spotlights, extractor fan, tiled elevation and tiled floor.

## External

### Rear

Car parking space for off road parking.



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