



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(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		

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.

Scholars Court, Manchester, M27 4LA

Offers Over £120,000

AN ENVIABLE GROUND FLOOR FLAT

Welcome to Scholars Court, a splendid ground floor flat located in the heart of Clifton. This exceptional property has been meticulously updated to the highest standard, showcasing immaculate presentation and modern fixtures throughout. With no chain delay, you can move in without any hassle.

The flat features two well-proportioned bedrooms, making it an ideal home for a small family or a couple. The open plan living/kitchen/dining room creates a welcoming space for entertaining and everyday living, while the property serves as a complete blank canvas, allowing you to personalise it to your taste.

Nestled within a highly sought-after complex, this residence is conveniently situated just a stone's throw away from a variety of local amenities, including shops, bus routes, and reputable schools. Additionally, major motorway links are easily accessible, ensuring that commuting is a breeze.

The property also benefits from off-road parking, providing you with the convenience of secure vehicle storage. The communal gardens offer a lovely outdoor space to relax and enjoy the fresh air. Having recently undergone refurbishment, this flat is truly the perfect first-time home, ready for you to move straight in and start making memories. Don't miss the opportunity to make this delightful property your own.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

Scholars Court, Manchester, M27 4LA

Offers Over £120,000

 **2**  **1**  **1**  **C**

- Ground Floor Apartment
- Two Bedrooms
- Open Plan Living
- Shower Room With Walk In Shower
- Communal Gardens
- Communal Parking
- Tenure: Leasehold
- Council Tax Band B
- EPC Rating C

Ground Floor

Hall

6'4 x 3'11 (1.93m x 1.19m)

Entrance door from communal hall, central heating radiator, smoke alarm, wood effect laminate flooring and doors to open plan living and two bedrooms.

Open Plan Living

21'8 x 20'11 (6.60m x 6.38m)

Two UPVC double glazed window, two central heating radiators, panel wall and base units, wood effect worktops, stainless steel sink with draining board and mixer tap, integrated electric oven in high rise unit, four ring induction hob, extractor hood, space for fridge freezer, plumbing for washing machine, TV point, two store cupboards, wood effect laminate flooring and door to shower room.

Shower Room

8'11 x 7'2 (2.72m x 2.18m)

Central heating radiator, dual flush WC, vanity top wash basin with mixer tap, walk-in double direct feed shower, extractor fan, integrated linen cupboard, part PVC panel elevation, part tiled elevation, wood effect laminate floor and door to bedroom one.

Bedroom One

11'6 x 9'10 (3.51m x 3.00m)

UPVC double glazed window, central heating radiator, electric heater and TV point.

Bedroom Two

9'2 x 7'2 (2.79m x 2.18m)

UPVC double glazed window central heating radiator and electric heater.

External

Communal gardens and off road parking.



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