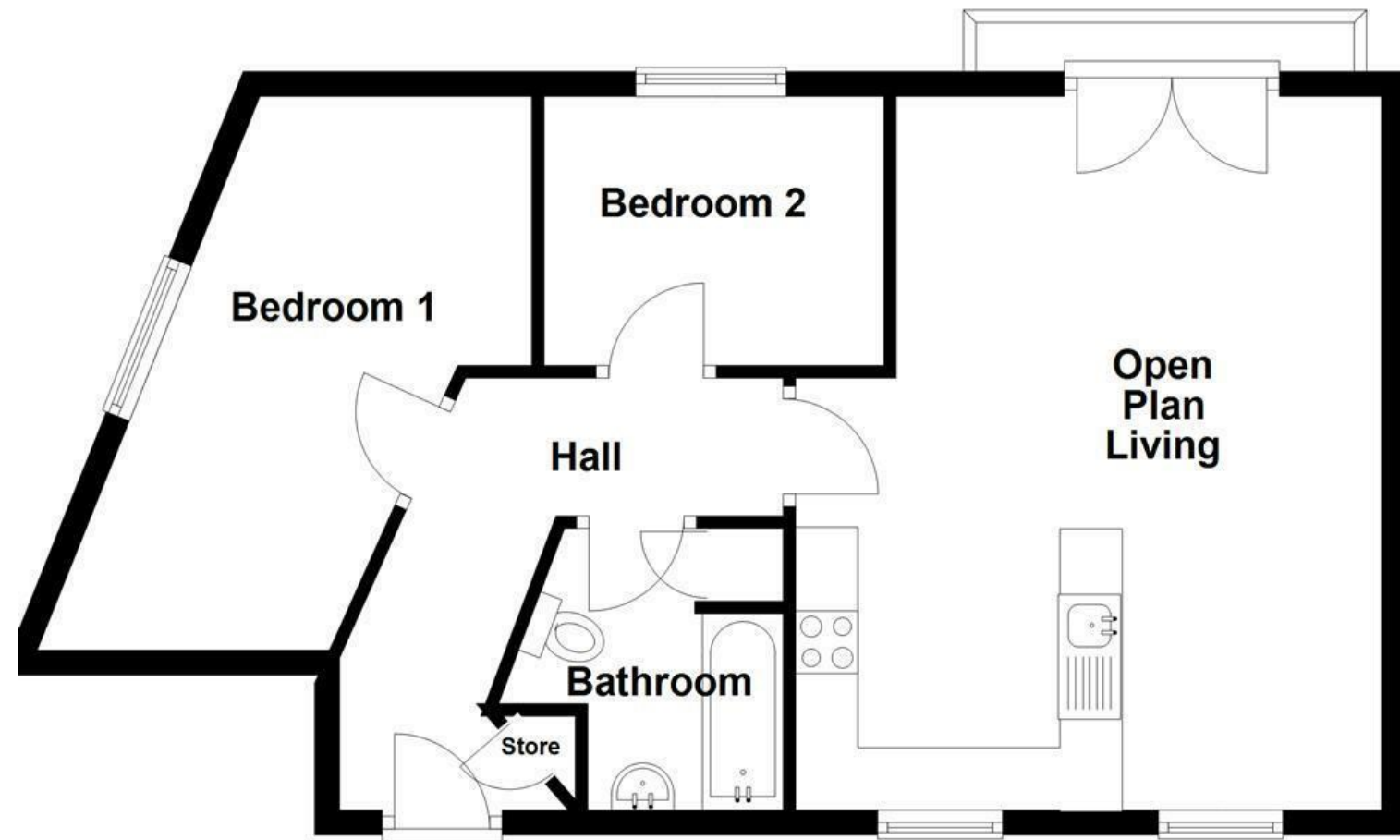


### Ground Floor



## Queens Road, Manchester, M40 8AL

### Offers Over £100,000

TWO BEDROOM FLAT IN MANCHESTER - CASH BUYERS ONLY

Nestled on the charming Queens Road in Manchester, this delightful apartment offers a perfect blend of comfort and practicality. Upon entering, you are greeted by a spacious reception room that seamlessly integrates with a well-appointed kitchen area, making it an ideal space for both relaxation and entertaining. The generous layout allows for an abundance of natural light, creating a warm and inviting atmosphere.

The apartment features a comfortable double bedroom, providing a peaceful retreat for rest and relaxation. Additionally, there is a versatile second bedroom that can be easily transformed into a home office or used for storage, catering to your personal needs and lifestyle.

This property is perfectly situated, offering easy access to local amenities and transport links, making it an excellent choice for those seeking convenience in a vibrant urban setting. Whether you are a first-time buyer or looking to invest, this apartment on Queens Road presents a wonderful opportunity to enjoy modern living in Manchester.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	82
(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.



# Queens Road, Manchester, M40 8AL

Offers Over £100,000



- Second Floor Apartment
- Three Piece Bathroom
- Allocated Parking
- EPC Rating: C
- Two Bedrooms
- Juliet Balcony
- Tenure: Leasehold
- Open Plan Living/Kitchen
- Communal Gardens
- Council Tax Band: A

### Ground Floor

#### Hall

Hardwood entrance door, electric heater, storage cupboard and doors to open plan living/kitchen, two bedrooms and bathroom.

#### Bedroom One

15'5" x 5'11" (4.7 x 1.81)

UPVC double glazed window and electric heater.

#### Bedroom Two

8'11" x 7'1" (2.74 x 2.18)

UPVC double glazed window and electric heater.

#### Open Plan Living/Kitchen

18'9" x 15'5" (5.72 x 4.72)

Two UPVC double glazed windows, electric heater, wall and base units, laminate worktops, tiled splash backs, stainless steel sink with draining board and mixer tap, integrated oven, four ring electric hob, extractor hood, plumbing for washing machine, space for fridge freezer, part wood effect flooring and UPVC double glazed French doors to Juliet balcony.

#### Bathroom

6'3" x 5'10" (1.91 x 1.78)

UPVC double glazed frosted window, electric heated towel rail, spotlights, dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head, extractor fan, store cupboard, part tiled elevation and wood effect flooring.

#### External

Communal gardens and allocated parking.

