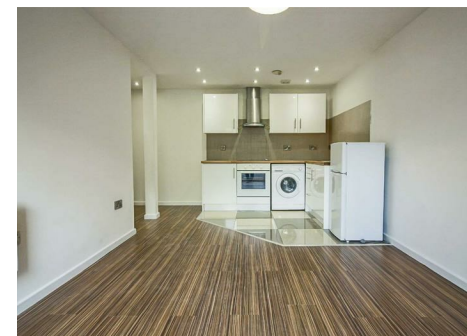




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Anson Street, Manchester, M30 8HH

£895 PCM

A FANTASTIC, AND MODERN, TWO BEDROOM APARTMENT!

Situated in a highly desired area of Eccles, within close proximity of schools, amenities and major motorway links to Manchester City Centre, Salford Quays and Media City, stands this impeccably presented, two bedroom first floor apartment! With a modern finish internally.

Viewings on this apartment can be arranged by calling our lettings team today!

Anson Street, Manchester, M30 8HH

£895 PCM

 **2**  **1**  **1**  **B**

■ Deposit £1,032!

INTRODUCTION

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Situated in a highly desired area of Eccles, within close proximity of schools, amenities and major motorway links to Manchester City Centre, Salford Quays and Media City, stands this impeccably presented, two bedroom first floor apartment! With a modern finish internally.

Comprising; a first floor communal entrance hallway has a door leading to the apartment hallway. The hallway provides access to a exceptionally sized living kitchen enjoying a Juliette balcony, two double bedrooms and a bathroom suite.

The property provides secure parking in a remote gated car park to the rear which works on a first come first serve basis.

Viewings on this apartment can be arranged by calling our lettings team today!

ENTRANCE

Solid wood front door leading into the hallway.

HALLWAY

Smoke alarm, storage heater, laminate flooring, telecom system, consumer unit and doors leading to two bedrooms, shower room and to the open plan living kitchen.

BEDROOM ONE

14'4" x 9'10" (4.37 x 3)

UPVC double glazed window, storage heater and laminate flooring.

BEDROOM TWO

9'8" x 8'10" (2.95 x 2.69)

UPVC double glazed window, storage heater and laminate flooring.

SHOWER ROOM

Bathroom suite comprises: an electric feed shower, low basin WC, ceramic sink, part-tiled elevations, spotlights, extractor fan, electric towel rail and tiled flooring.

OPEN PLAN LIVING KITCHEN

18'2" x 10'2" (5.54 x 3.1)

UPVC double glazed sliding patio doors leading to a Juliette balcony, storage heater, laminate flooring, television point, telephone point, smoke alarm, a range of high gloss white wall and base units, wood effect surfaces, plumbing for a washing machine, electric cooker, extractor fan, space for a fridge freezer, stainless steel wash basin and drainer, spotlights, tiled splash-backs and tiled flooring in the kitchen area,

AGENTS NOTES

Council Tax Band A

