







### Details:

We are pleased to offer this 1 bed ground floor flat.

The flat comprises double bedroom, living room, kitchen and bathroom. It benefits from modern fitted kitchen, fully tiled bathroom, gas central heating, double glazing and yard.

Viewings are highly recommended.



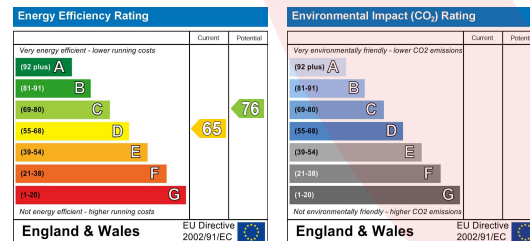
### Area Map



### Viewing

Please contact us on 0161 773 3978 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



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.

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