SALES - CONVENYANCING
LETTINGS - PROPERTY MANAGEMENT
PROPERTY SOURCING - MAINTENANCE
MORTGAGES



70 Leegrange Road

, Manchester, M9 4FA

Asking Price £110,000

Nestled on Leegrange Road in Manchester, this spacious first-floor apartment offers a perfect blend of comfort and convenience. With a generous area of 538 square feet, the property features two well-proportioned bedrooms, a large welcoming reception room, and a modern bathroom, making it an ideal choice for first-time buyers or savvy investors.

Built in 2006, this apartment is part of a contemporary development that boasts a 999-year lease, ensuring long-term security for its residents. The property is currently vacant and available with no onward chain, allowing for a swift and hassle-free move.

One of the standout features of this apartment is the gated parking, providing a secure space for one vehicle, a rare find in such a central location. The apartment is conveniently situated close to Manchester City Centre, offering easy access to a wealth of amenities, shops, and vibrant nightlife. Additionally, it is in proximity to excellent transport links, making commuting a breeze.

For sports & concert enthusiasts, the renowned Etihad Stadium is just a stone's throw away, adding to the appeal of this fantastic location. Whether you are looking to make your first step onto the property ladder or seeking a lucrative investment opportunity, this large first-floor apartment on Leegrange Road is not to be missed.

All enquiries to: sales@murphy-waldron.com or 0161 787 9195

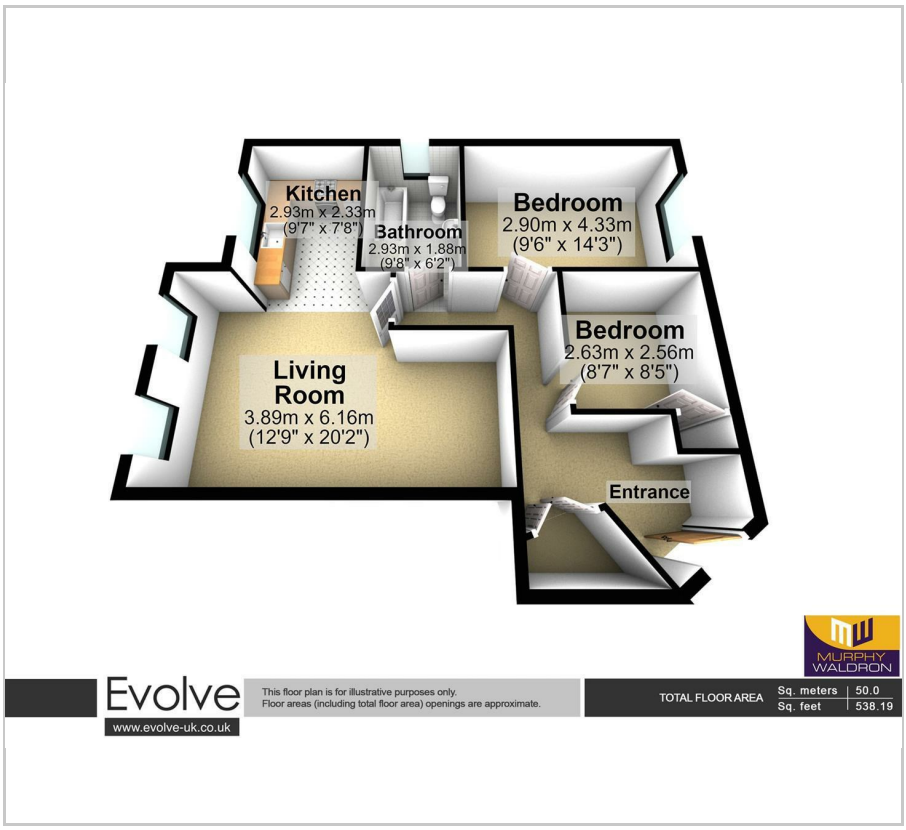
- NO CHAIN
- TWO BEDROOMS
- IDEAL FIRST TIME BUY OR INVESTMENT
- GATED PARKING
- CLOSE TO MANCHESTER
- CLOSE TO ETIHAD STADIUM

Viewing

Please contact our Murphy Waldron Estates Office on 0161 787 9195 if you wish to arrange a viewing appointment for this property or require further information.

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Floor Plan

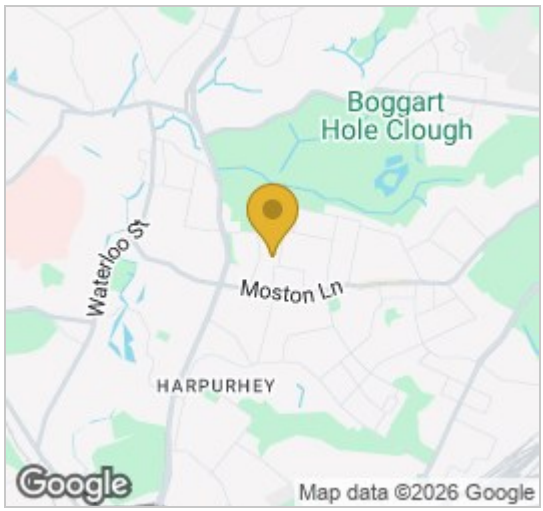


Evolve
www.evolve-uk.co.uk

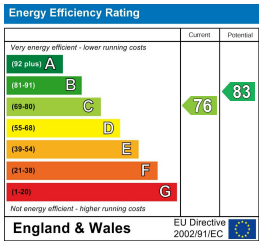
This floor plan is for illustrative purposes only.
Floor areas (including total floor area) openings are approximate.

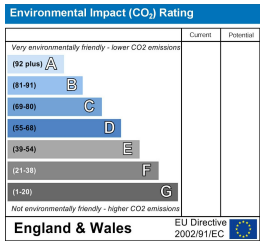
TOTAL FLOOR AREA	Sq. meters	50.0
	Sq. feet	538.19

Area Map

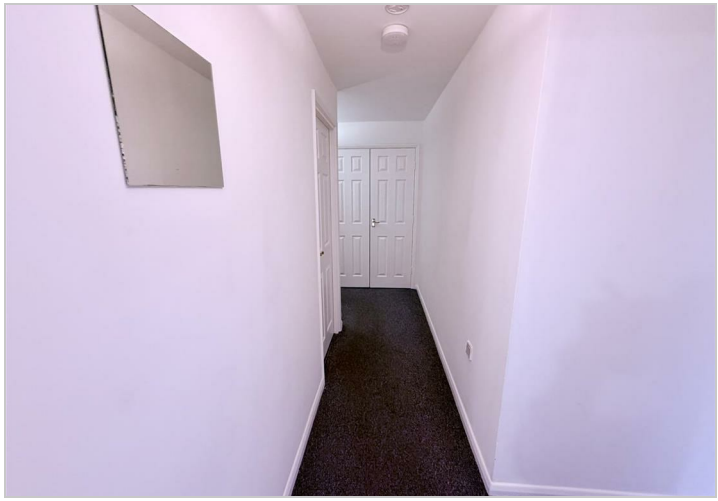


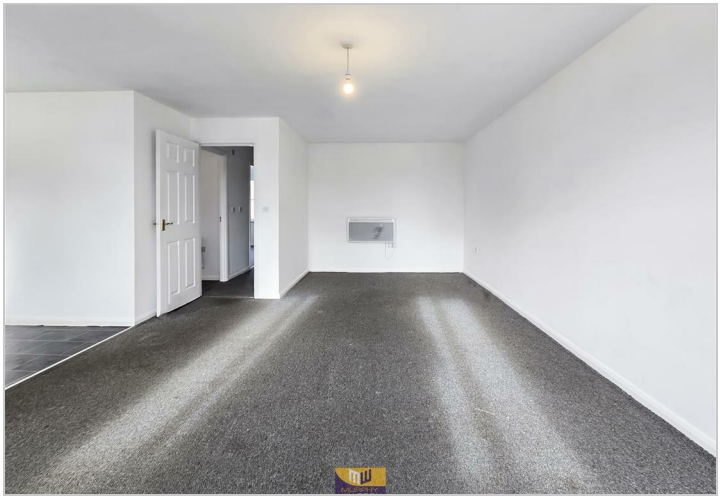
Energy Efficiency Graph













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