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

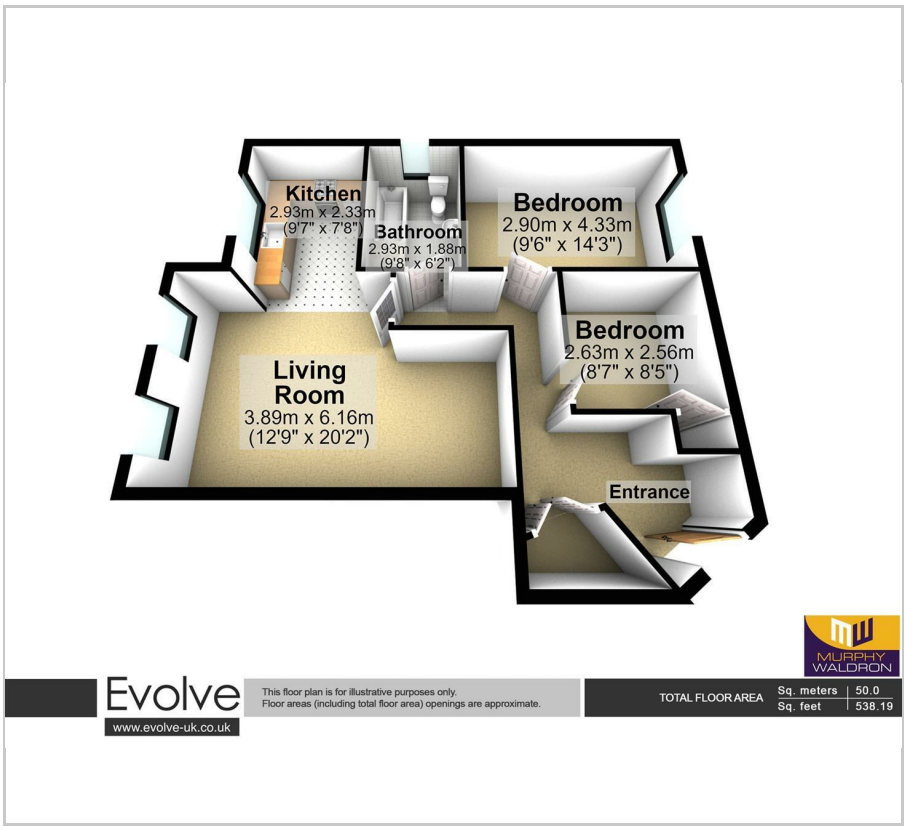
- NO CHAIN
- TWO BEDROOMS
- IDEAL FIRST TIME BUY OR INVESTMENT
- GATED PARKING
- CLOSE TO MANCHESTER
- CLOSE TO ETIHAD STADIUM

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

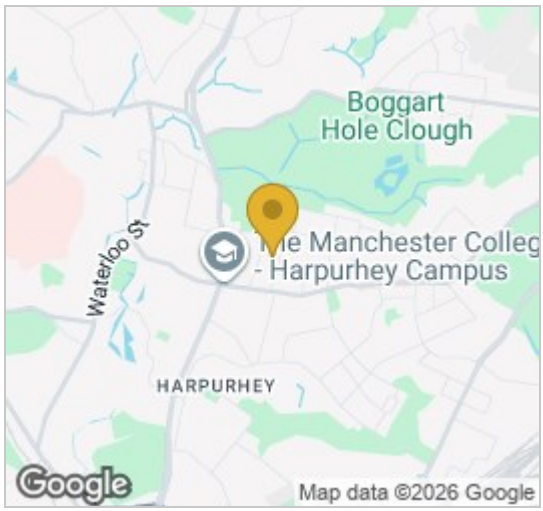


Evolve
www.evolve-uk.co.uk

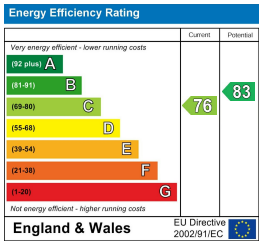
This floor plan is for illustrative purposes only.
Floor areas (including total floor area) openings are approximate.

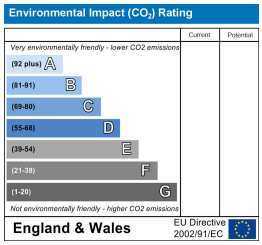
TOTAL FLOOR AREA | Sq. meters | 50.0
Sq. feet | 538.19

Area Map

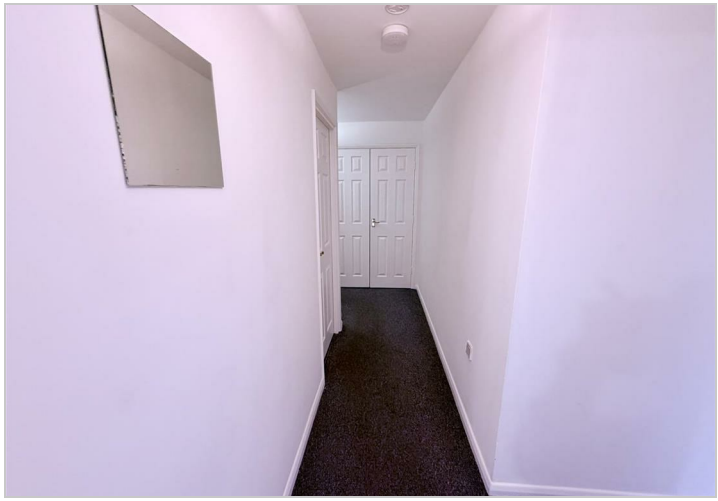


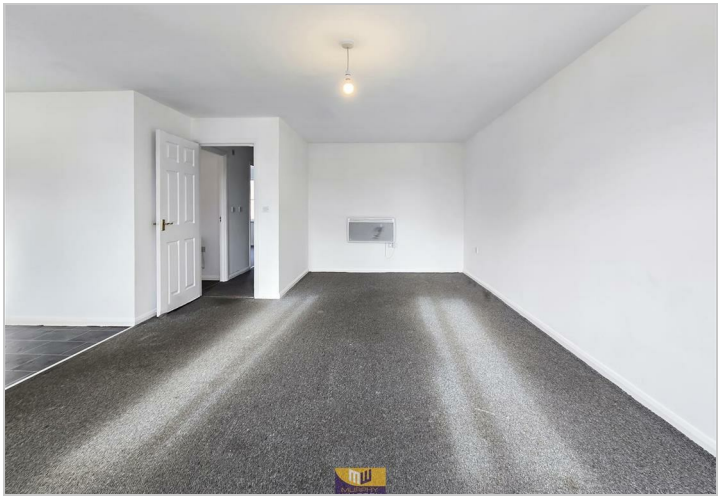
Energy Efficiency Graph













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