



Ashton Old Road, Manchester, M11 2DL

Offers over £195,000

Situated in a highly convenient location with excellent transport links into Manchester City Centre, this two-bedroom top-floor apartment is offered for sale with NO VENDOR CHAIN, making it an ideal purchase for first-time buyers, professionals and investors alike. The property is ideally positioned within easy reach of Metrolink services, local bus routes and train stations, with Piccadilly Train Station just a short walk away. The Etihad Stadium is also a short distance away, adding to the appeal of this well-connected location.

The accommodation briefly comprises an entrance hall leading into a spacious open-plan living area, with doors opening onto a private balcony, providing an ideal space to relax and enjoy the outlook. There are two well proportioned bedrooms, with the principal bedroom benefiting from an en-suite, alongside a separate bathroom.

Externally, the apartment benefits from an allocated parking space and access to communal gardens, providing valuable outdoor space for residents to enjoy.

An additional feature offering exciting potential is the possibility of converting the roof space, currently used for storage, to create a four bedroom, three bathroom apartment, offering considerable scope to create a substantially enhanced home. Any such conversion would be subject to obtaining the necessary planning permission, building regulations approval and all other relevant permissions.

Combining a convenient city location, excellent transport connections, allocated parking and potential to enhance the accommodation, this apartment represents an excellent opportunity for buyers seeking a well-connected home or investment property.



Communal Entrance

Lifts and stairs to all floors.

Apartment Entrance

Door to front leading to:

Entrance Hall

Door to storage cupboard, doors leading to:

Open Plan Living

Double glazed sliding patio doors opening to balcony. Kitchen area fitted with a matching range of base and eye-level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, spare for fridge/freezer, built-in oven, built-in hob with extractor hood over.

Bedroom 1

Double glazed window, radiator, door leading to:

En-Suite

Three piece suite comprising shower enclosure, wash hand basin and low-level WC, radiator.

Bedroom 2

Double glazed window, radiator.

Bathroom

Three piece suitor comprising bath with shower attachment over, wash hand basin and low-level WC, radiator.

Outside

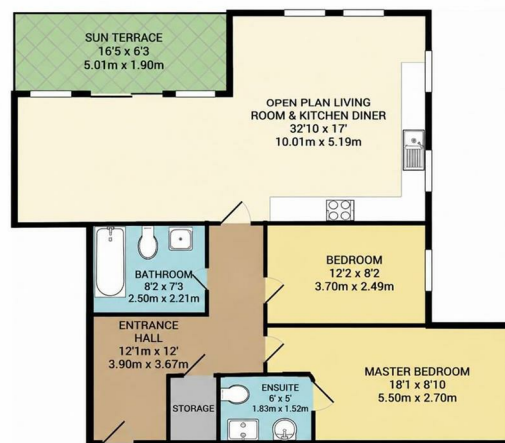
Allocated parking space and communal gardens.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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TOTAL APPROX. FLOOR AREA 934 SQ.FT. (86.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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