

TRADING PLACES ●

Asking Price £219,995
Emmeline Pankhurst Drive, M32



 1
Bedroom

 1
Bathroom

133, Barton Road, Stretford, Manchester, M32 8DN |
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01618659220





**** NO CHAIN ****

- 1 Gated parking space
- Communal sky roof garden
- Great location
- Brand new interior
- Bike store
- Fibre Broadband with BT or Virgin
- Intercom - voice-activated with the fob.
- Miller Homes will pay £11,000 towards the deposit

TRADING PLACES is pleased to have this modern one-bedroom apartment for sale.

This stunning new build apartment consists of double glazing and gas central heating throughout and also features an open plan living room, a fully equipped kitchen, the master bedroom, a bathroom, and a utility cupboard perfect for storage. Also including one car parking space in the gated area.

The apartment is just a few yards from the A56 and just over a mile from the M60 Manchester Outer Ring Road. It offers a drive time of fewer than fifteen minutes into Manchester city center, as well as easy access to the national motorway network. Old Trafford and Stretford Metrolink stations are both within fifteen minutes walk of the development.

Kitchen - 2.7m x 3.3m

Gas hob. Electric oven. 70-30 fridge freezer. Full-size dishwasher. Silver stainless steel mixer sink. Washing machine dryer. integrated extractor fan.

Hallway

Two storage rooms. Amtico flooring. Combi boiler. Intercom.

Lounge/diner - 6.5m x 3.3m

Amtico flooring. Patio sliding door looking onto green area.

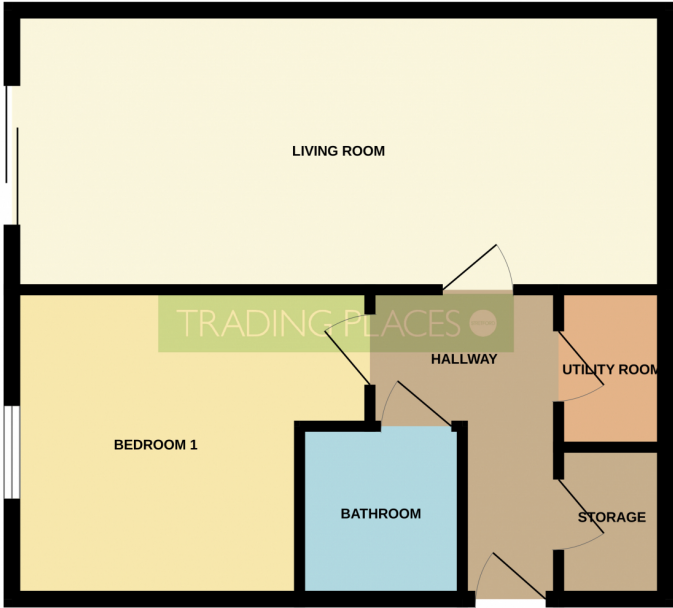
Bedroom - 4.2m x 3.4m

One double-glazed window. UPVC double-glazed sliding door. Double rad.

Bathroom - 2.5m x 2.0m

Fully tiled. Bathtub with rainwater head shower. Heated ladder-style towel rail.

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 484 sq.ft. (45.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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