



Cranford House, Half Edge Lane

Manchester



Offers in Region of **£180,000**

Cranford House

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Ground floor apartment in Ellesmere Park with two bedrooms. Open plan lounge, separate kitchen, and modern bathroom. Double glazed, electric heating, residents parking, communal gardens. Close to Monton Village amenities and transport links. Low ground rent, no onward chain, ideal investment. Council Tax band: B

Tenure: Leasehold

- Fabulous Ground Floor Apartment Located in the Desirable Ellesmere Park
- Open Plan Lounge & Dining Space
- Two Generous Double Bedrooms
- Fitted Separate Kitchen & Three Piece Bathroom Suite
- Ample Storage Throughout
- Fully Double Glazed & Electric Heated Throughout
- Residents Parking & Well Kept Communal Gardens
- Short Stroll to Monton Village where you will find a Plethora of Amenities
- Low Ground Rent & Service Charge, Offered with No Onward Chain



Lounge

15' 3" x 12' 2" (4.65m x 3.71m)

Complete with a ceiling light point, double glazed window and two wall mounted radiators. Fitted with laminate flooring.

Kitchen

9' 2" x 7' 1" (2.79m x 2.16m)

Featuring complementary wall and base units with an integral stainless steel sink. Space for a cooker, fridge freezer and washing machine. Complete with a ceiling light point, double glazed window and electric radiator. Fitted with part tiled walls and tiled flooring.

Bedroom One

11' 3" x 9' 3" (3.43m x 2.82m)

Complete with a ceiling light point, double glazed window and electric radiator. Fitted with carpet flooring.

Bedroom Two

9' 5" x 7' 5" (2.87m x 2.26m)

Complete with a ceiling light point, double glazed window and electric radiator. Fitted with carpet flooring.

Bathroom

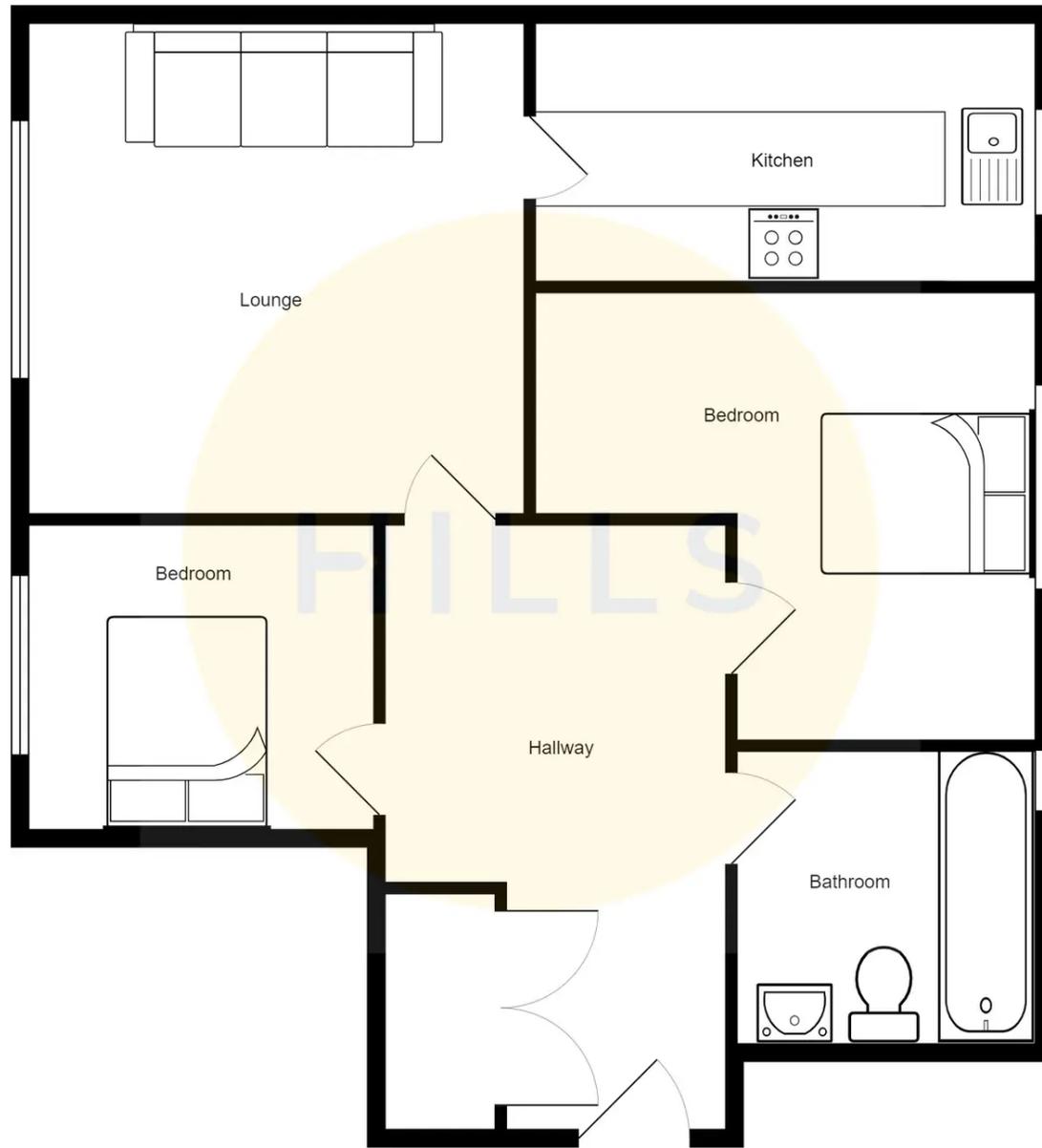
6' 6" x 6' 1" (1.98m x 1.85m)

Featuring a three-piece suite including bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and electric radiator. Fitted with part tiled walls and tiled flooring.

External

Complete with access to communal gardens and residents parking.







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