

I Lands, Francis Avenue

Manchester



Offers in Region of £110,000

I Lands

Manchester

Spacious second floor apartment at the top of a Cul De Sac. Open-plan kitchen/living/dining with Juliet balcony. Two double bedrooms, en suite, allocated parking. Convenient location near amenities and transport links. Ideal for professionals, first-time buyers, or investors.

Tenure: Leasehold

Tax Band A

- Spacious Second Floor Apartment, Tucked Away on a Cul De Sac
- Open Plan Kitchen, Living & Dining Space with Juliet Balcony
- Two Generous Double Bedrooms
- Three Piece Bathroom Suite & En Suite off the Master Bedroom
- Allocated Parking Space
- Gas Central Heated & Double Glazed Throughout
- Short Walk to Monton Village & Eccles Town Centre
- Excellently Positioned Close to Public Transport & Motorway Links
- Great First Buy or Investment



Entrance Hallway

Featuring two ceiling light points, radiator, telecom. Complete with a hard wood door. Fitted with laminate flooring.

Lounge

24' 5" x 13' 5" (7.44m x 4.09m)

Featuring two double glazed windows, radiator, power point, French doors including Juliet balcony. Fitted with laminate flooring.

Kitchen

Featuring ceiling light point, double glazed windows. Complete with wall and base units including gas hob, electric oven, fridge freezer, power point, boiler (10 years old). Space for washer. Fitted with part tiled walls, laminate flooring.

Bedroom One

11' 0" x 10' 5" (3.35m x 3.18m)

Featuring ceiling light point, double glazed window, radiator, power point. Fitted with laminate flooring.

En-suite

7' 7" x 3' 4" (2.31m x 1.02m)

Featuring two piece suite, shower cubicle, handwash basin, w/c. Complete with ceiling light point, extractor. Fitted with lino flooring.

Bedroom Two

3' 4" x 2' 6" (1.02m x 0.76m)

Featuring ceiling light point, double glazed windows, power point, radiator. Fitted with laminate flooring.

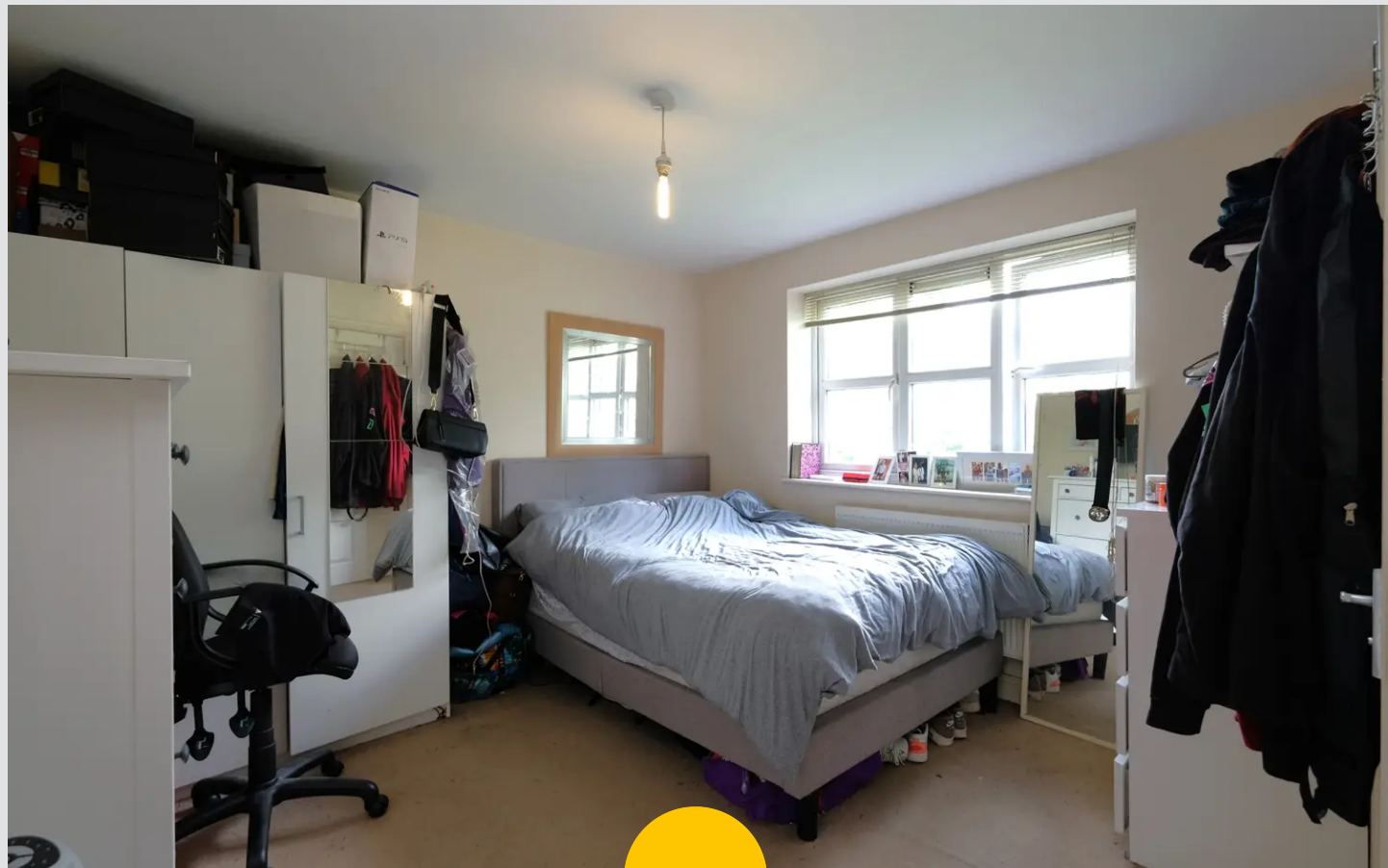
Bathroom

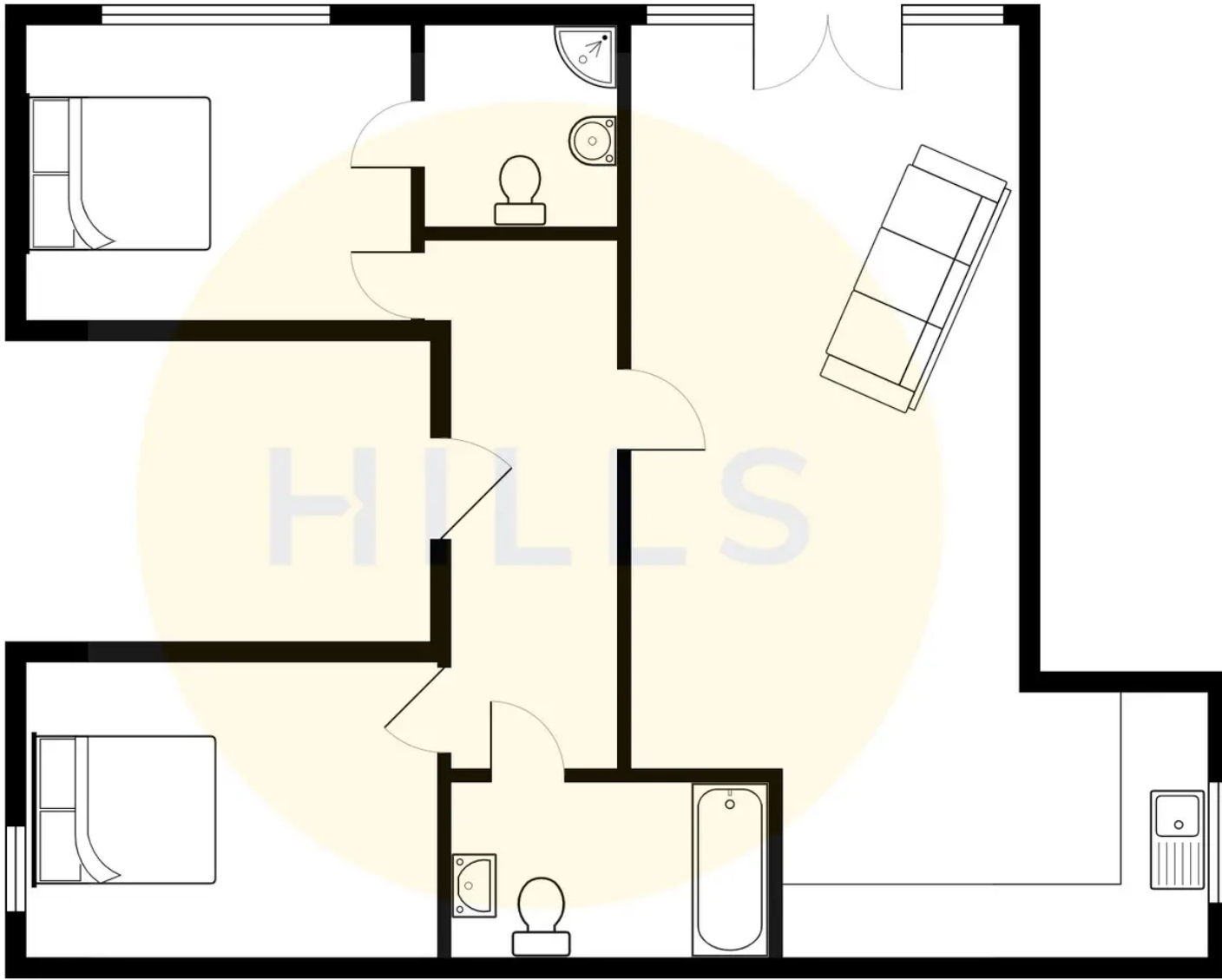
2' 2" x 1' 7" (0.66m x 0.48m)

Featuring ceiling spotlights, double glazed windows, radiator. Complete with w/c, hand wash basin. Fitted with lino flooring, tiled splashback.

External

Featuring allocated parking outside the property.







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