



Dukes Court, Wellington Road

Manchester



Offers in Region of £130,000



# Apartment

Dukes Court, Manchester

Fantastic opportunity to own a modern two bed flat in prime location near Monton Village. Versatile open plan layout, generous double bedrooms, ample storage, gas heating, double glazing, parking space. Close to amenities and transport links.

Council Tax band: B

Tenure: Leasehold

- Deceptively Spacious Ground Floor Apartment
- Located just a Stones Throw from Monton Village
- Open Plan Kitchen, Living & Dining Space
- Two Generous Double Bedrooms
- Three Piece Bathroom Suite
- Ample Storage Throughout
- Gas Central Heated & Double Glazed Throughout
- Allocated Parking Space
- Perfectly Located Close to Excellent Amenities & Transport Links



### Entrance Hallway

Featuring ceiling light point, power point, wall - mounted radiator. Complete with two storage cupboards. Fitted with lino flooring.

### Lounge/diner

20' 1" x 15' 9" (6.12m x 4.80m)

Featuring two ceiling light points, two double glazed windows, power point, two wall - mounted radiators. Fitted with laminate flooring.

### Kitchen

Featuring wall and base units, double glazed window, boiler. Complete with electric hob, electric oven, stainless steel sink, stainless steel extractor. Space for fridge freezer, washing machine.

### Bedroom One

12' 6" x 11' 5" (3.81m x 3.48m)

Featuring ceiling light point, ceiling wall point, double glazed window, power point, wall - mounted radiator.

### Bedroom Two

12' 6" x 8' 6" (3.81m x 2.59m)

Featuring ceiling light point, ceiling wall point, two double glazed windows, power point, wall - mounted radiator.

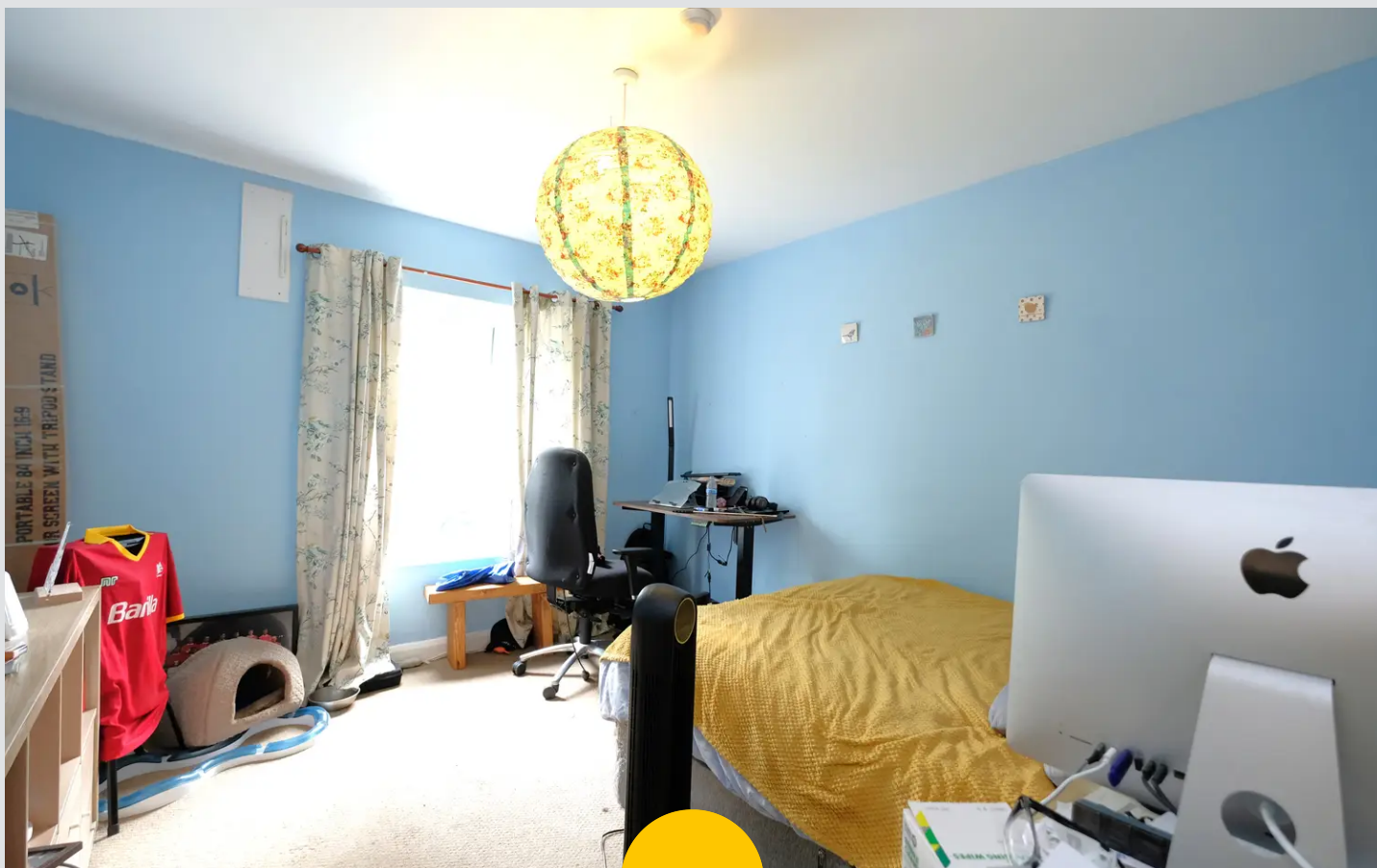
### Bathroom

7' 1" x 6' 1" (2.16m x 1.85m)

Featuring a three piece suite including hand wash basin, w/c, bath with a shower overhead. Complete with a ceiling light point, wall - mounted radiator. Fitted with part tiled walls and lino flooring.

### External

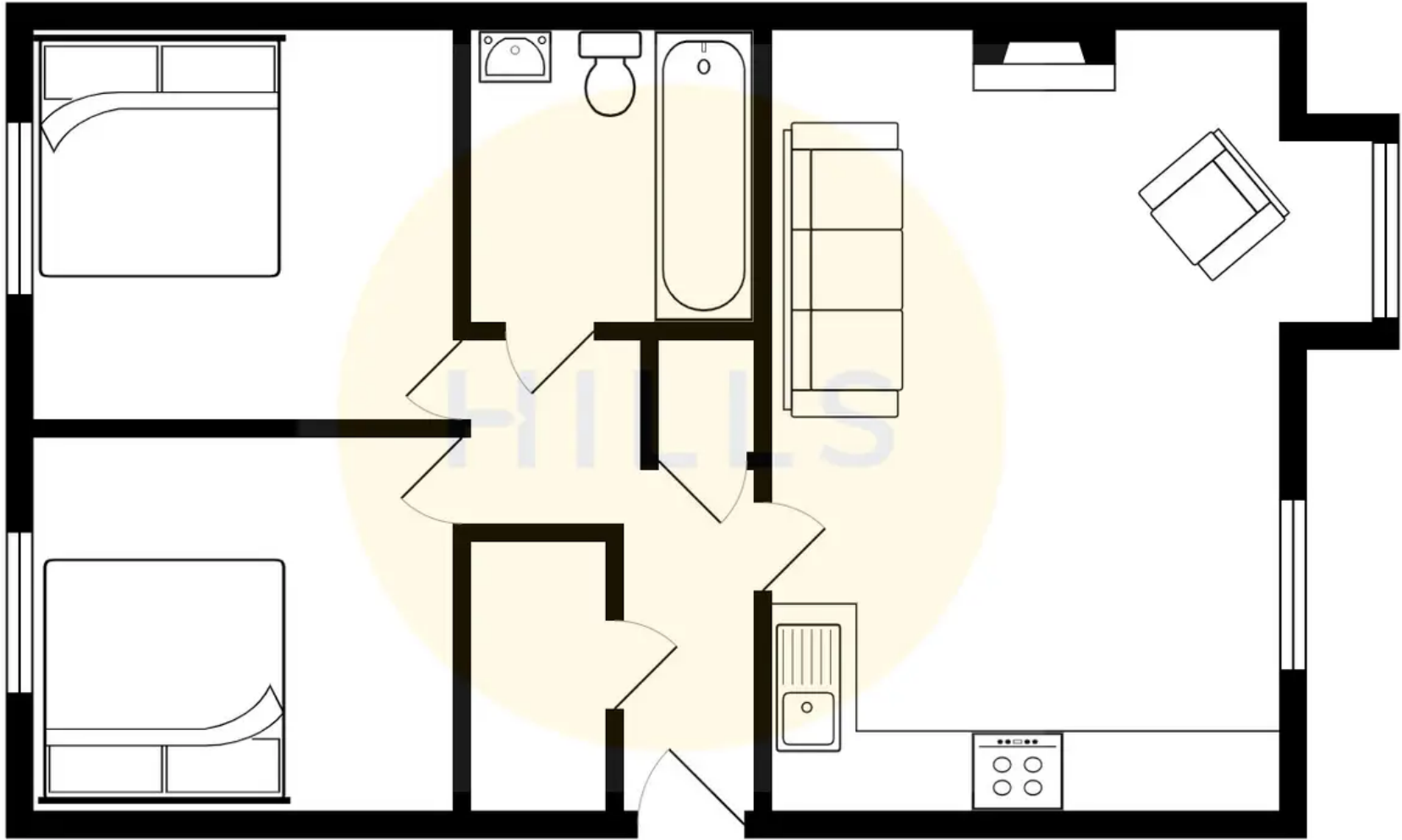
To the rear of the property is allocated parking space (number 1), well kept communal gardens.



HILLS











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