



Ash Lea Grange, Half Edge Lane

Manchester



In Excess of £170,000

Ash Lea Grange

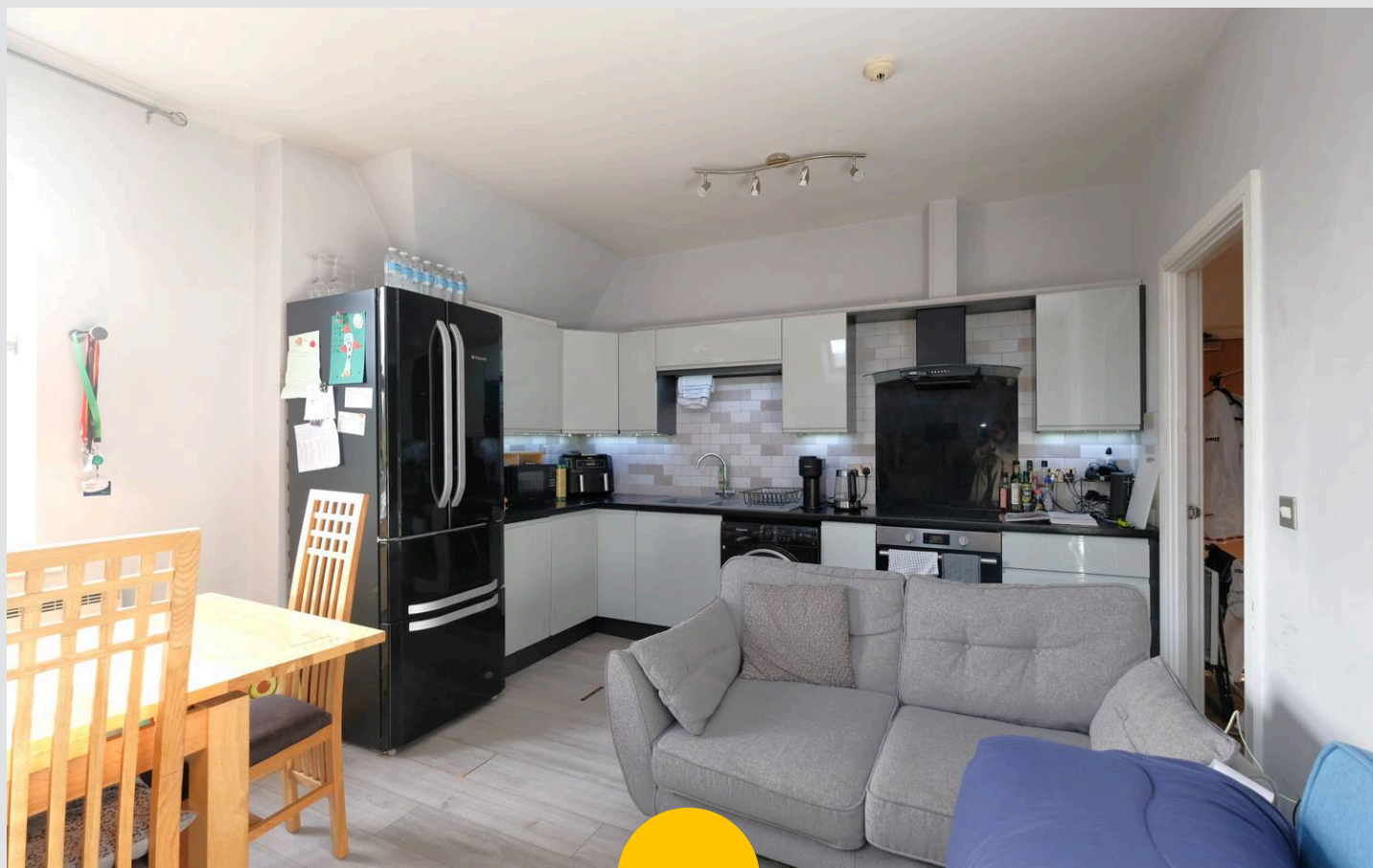
Manchester

Desirable two bed apartment located within walking distance to Monton Village. Open plan layout, modern kitchen, two double bedrooms, contemporary shower room. Secure entry, gated parking. Ideal for first-time buyers or downsizers seeking quality living in sought-after area. Close to amenities and transport links.

Council Tax band: C

Tenure: Leasehold

- Ideally Positioned Between Monton Village & the Tree Lined Streets of Ellesmere Park
- Perfect First Time Buy
- Open Plan Kitchen, Living and dining Space
- Two Generous Double Bedrooms
- Contemporary Shower Room
- Situated on the Second Floor
- Secure Buzzer Entry & Gated Allocated Parking
- Surrounded by a Plethora of Amenities & Transport Links



Entrance Hallway

Complete with a ceiling light point, electric radiator and lino flooring. Loft access.

Lounge / Kitchen / Diner

17' 3" x 12' 7" (5.26m x 3.84m)

Featuring complementary wall and base units with composite sink. Integral electric hob with glass splashback, part tiled walls and extractor. Space for a washing machine, fridge freezer and electric oven. Complete with two ceiling light points, two Velux windows, double glazed window and electric radiator. Fitted with laminate flooring.

Bedroom One

11' 9" x 7' 8" (3.58m x 2.34m)

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

Bedroom Two

14' 7" x 9' 0" (4.45m x 2.74m)

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

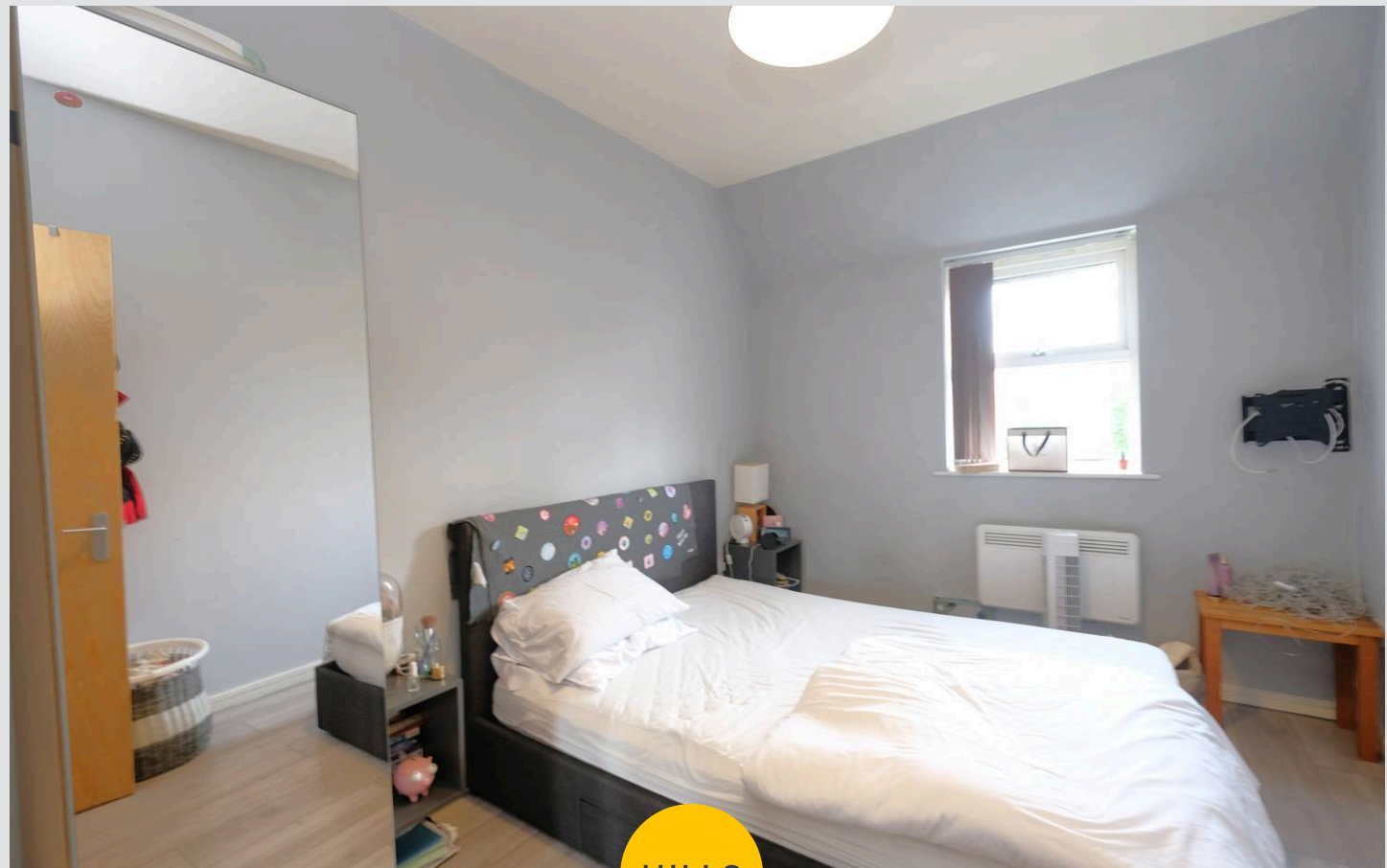
Bathroom

8' 1" x 8' 4" (2.46m x 2.54m)

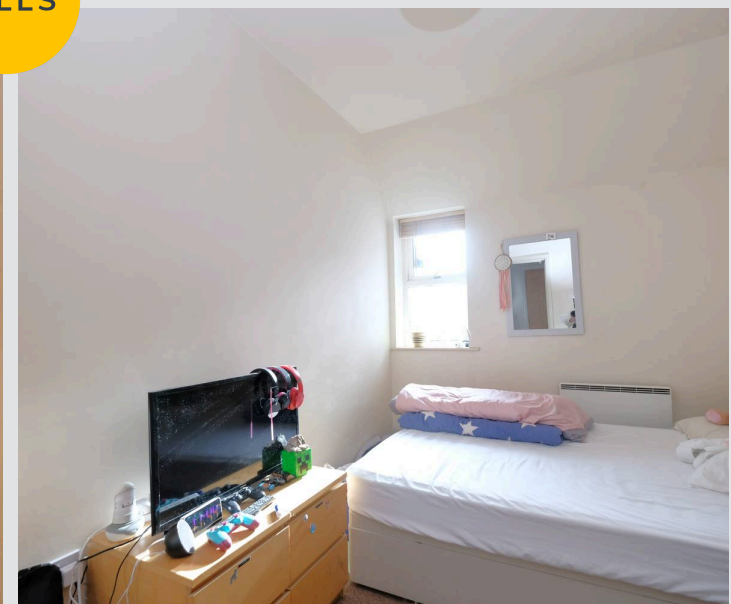
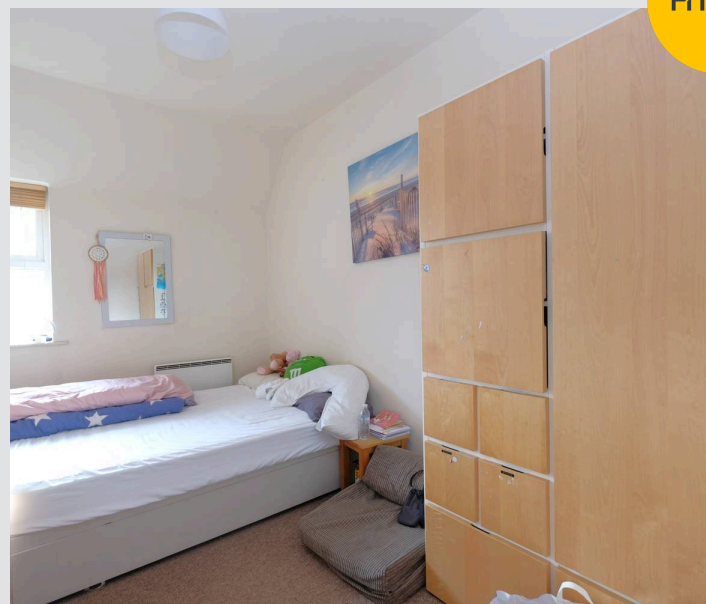
Featuring a three piece suite including a walk in shower, hand wash basin and W.C. Complete with ceiling spotlights, heated towel rail, part tiled walls and tiled flooring.

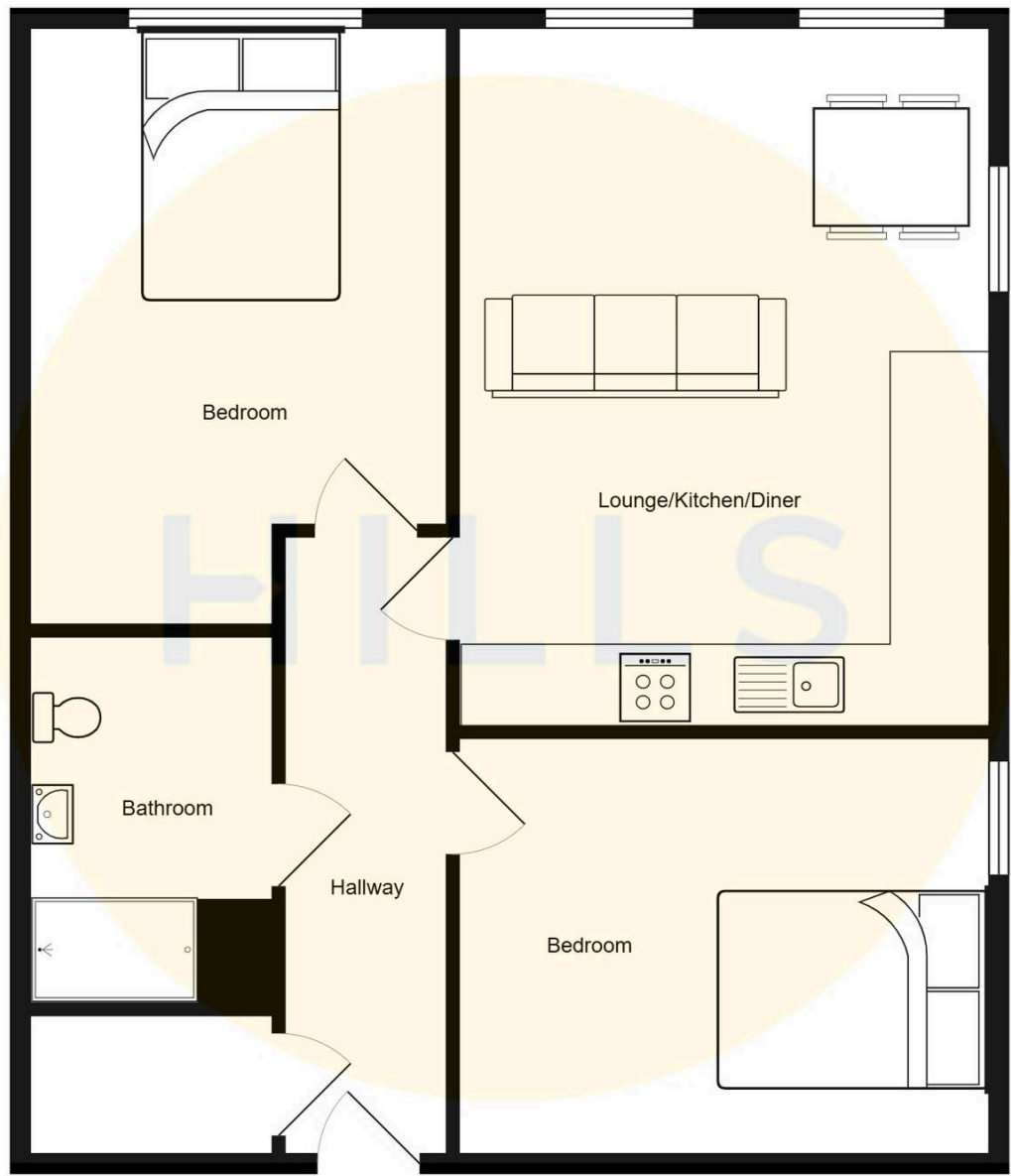
External

Allocated parking.



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