



Harty House, Church Street

Manchester

HILLS

Guide Price £100,000

Harty House

Manchester

Spacious first-floor flat with two double bedrooms, flexible third room, private balcony, parking, no chain. Close to Monton Village, transport, and amenities. Ideal for owners or investors. For sale via Hills Property Auction.

Council Tax band: A

Tenure: Leasehold

- For Sale via Hills Property Auction
- Located on the First Floor and Offered to the Market with No Onward Chain
- Spacious, Bright Lounge with Second Reception Room/ Bedroom
- Two Generous Double Bedrooms
- Fitted Kitchen with access to the Balcony overlooking the Communal Gardens
- Shower Room with Plenty of Storage
- Parking for Residents and Guests
- Perfectly Located just a Short Walk to Monton Village Village and Eccles Centre
- Surrounded by Brilliant Amenities, Public Transport and Motorway Links
- Gas Central Heated, Fully Double Glazed and low Ground Rent & Service Charges



Entrance Hallway**Lounge**

14' 0" x 13' 0" (4.26m x 3.96m)

Dining Room

10' 0" x 8' 0" (3.04m x 2.43m)

Kitchen

11' 0" x 9' 0" (3.35m x 2.74m)

Bedroom One

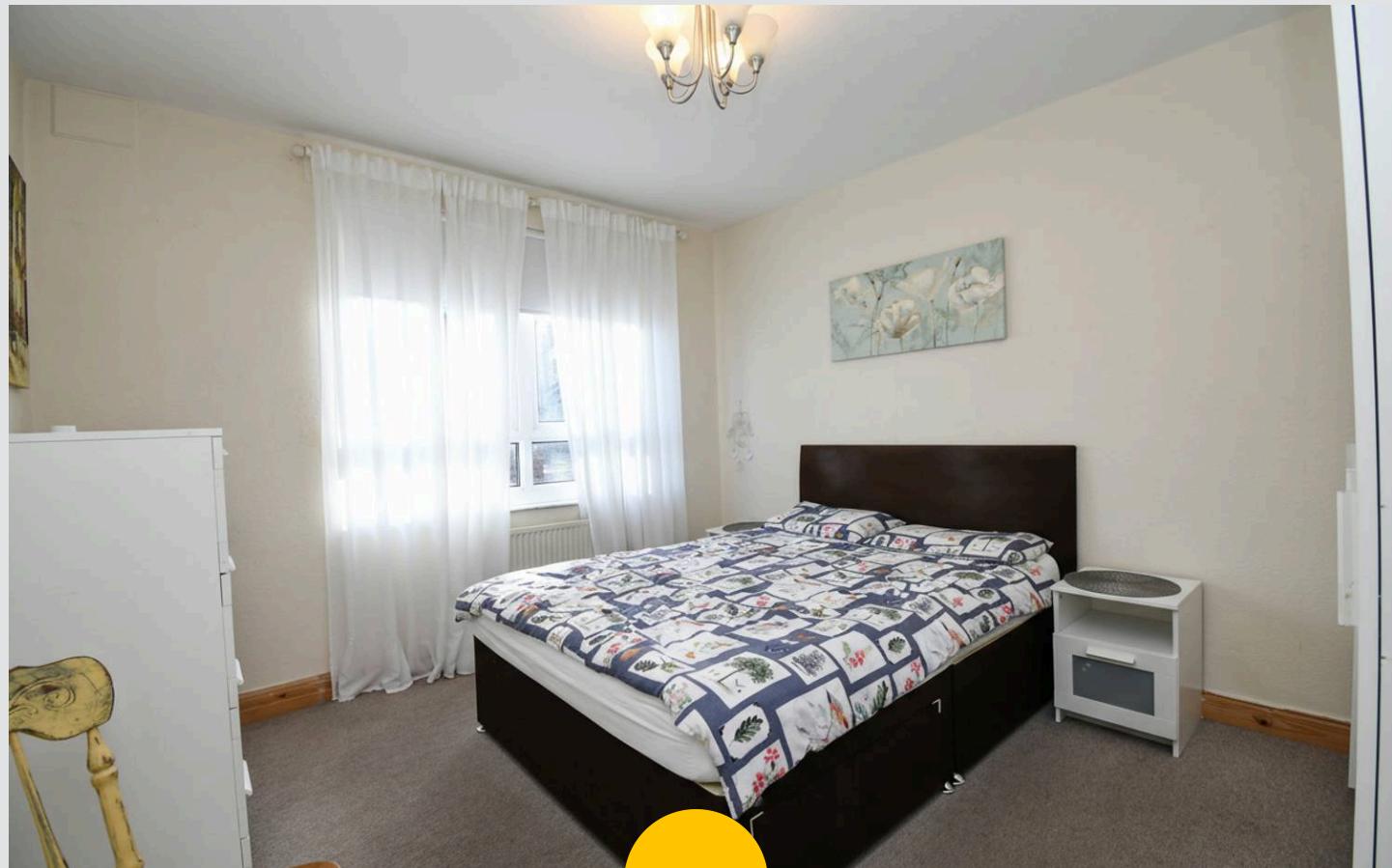
12' 0" x 11' 0" (3.65m x 3.35m)

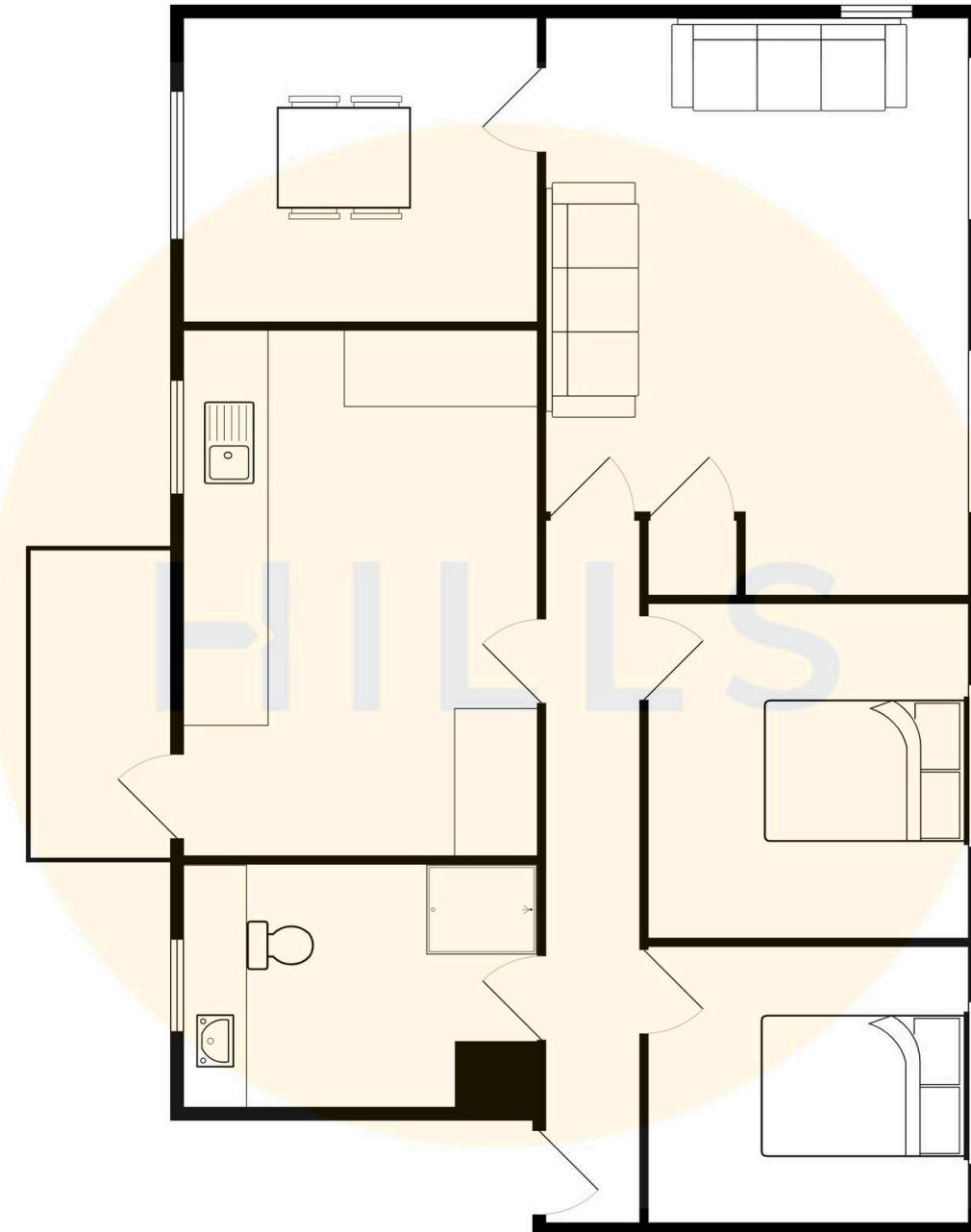
Bedroom Two

12' 0" x 8' 0" (3.65m x 2.43m)

Bathroom

8' 0" x 7' 0" (2.43m x 2.13m)







Hills | Salfords Estate Agent

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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract.