



**Manor Court  
Altrincham Road  
Sharston M22 4RZ**

**PURCHASE PRICE:  
£129,950**

A beautifully presented 2 bed, third floor apartment, enjoying a south westerly aspect and far reaching views with balcony & UPVC double glazing. Accommodation comprises, hall, open plan lounge/fitted kitchen, 2 bedrooms, en-suite to master, spacious bathroom, secure gated development with parking. Perfect for first time buyers or investors!!



*Andrew J.*  
**Dawson**  
Independent Estate Agents

# Manor Court, Altrincham Road, Sharston, Manchester, M22 4RZ

**PURCHASE PRICE: £129,950**

**DESCRIPTION:** Occupying one of the best positions in this popular modern development, we are pleased to offer for sale an excellent two bedroom third floor apartment.

The apartment offers modern well-proportioned accommodation benefiting from a balcony and south west facing aspect and superb views. In brief the accommodation comprises entrance hall, superb open plan living room/fitted kitchen with balcony enjoying far reaching views. In addition there are two double bedrooms, the master with en-suite shower room and spacious bathroom. The apartments stand in a secure gated development with allocated parking space.

**A ready to move into contemporary apartment enjoying a fine position with balcony and views!**

**LOCATION:** Manor Court is situated in part of a modern gated development, with easy access to the motorway network. Gatley centre offering a good range of facilities is approximately one mile away.

**DIRECTIONS:** From our Cheadle office, proceed along Gatley Road in the direction of Gatley. Continue through the traffic lights and across Kingsway. Continue through Gatley village where the road becomes Northenden Road. Continue through the next set of traffic lights where the road becomes Altrincham Road. Continue along Altrincham Road where the development can be found on the right hand side.

**ENTRANCE HALL** Door entry system, electric radiator, walk in storage/utility cupboard with washing machine.

**OPEN PLAN LOUNGE/KITCHEN 26' x 12' 9" (7.92m x 3.89m)**

**LOUNGE AREA** Full height double glazed window providing far reaching views, electric radiator, Upvc patio doors opening to sun balcony.

**KITCHEN AREA** Comprehensively fitted with a range of contemporary base and wall units incorporating an integral stainless steel fronted oven, hob and extractor hood, inset sink unit, working surfaces, electric radiator.

**BEDROOM ONE 14' x 8' 5" (4.27m x 2.57m)** Built-in triple wardrobe, Upvc double glazed window, electric radiator.

**EN SUITE SHOWER ROOM** Double shower cubicle with shower, pedestal wash basin, low level WC.

**BEDROOM TWO 10' 3" x 9' 7" (3.12m x 2.92m)** Built-in double wardrobe, Upvc double glazed window, electric radiator.

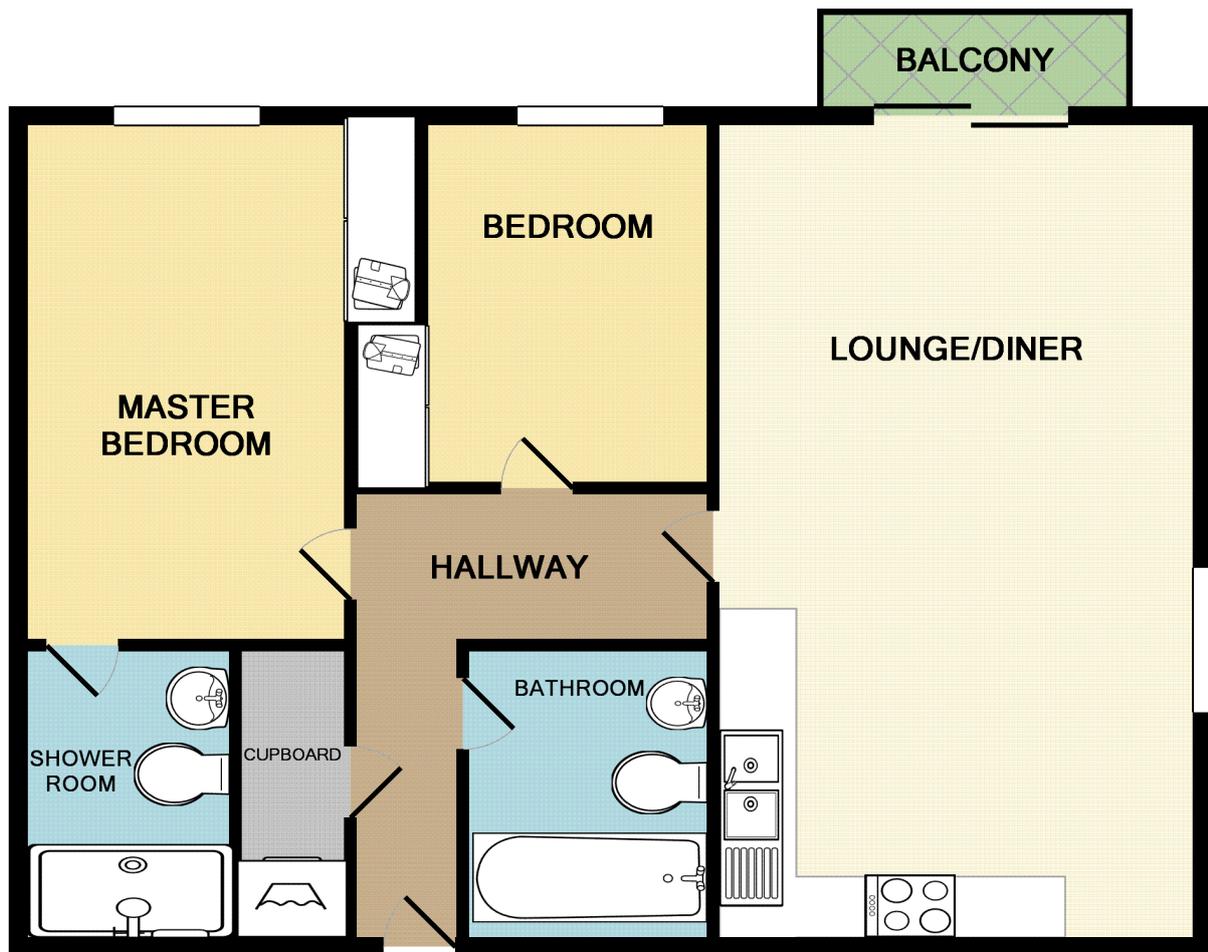
**BATHROOM** a spacious bathroom with white suite comprising panel bath with over bath shower and screen, pedestal wash basin, low level WC, heated towel rail.

**OUTSIDE** The property stands in well-kept communal gardens with allocated resident and visitor parking space.

**EPC Rating - D**

**These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Please note that the gas central heating (if applicable) and other appliances mentioned in the above have not been tested by the Agents. Internal photos are reproduced for general information and it must not be inferred that any item shown is included with the property. Floor plans shown give only an indication of the property layout and may not accurately represent the true proportions/dimensions of the accommodation on offer.**

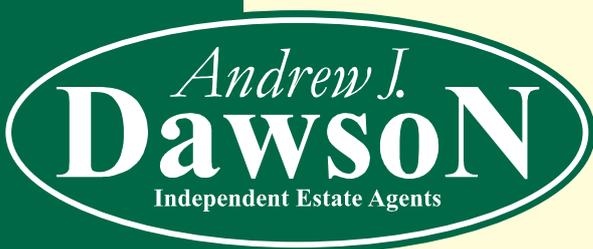
**REF: 11565**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2015



Opening Hours: Mon-Fri 9am-5.30pm Sat 9am-4pm



9 Gatley Road  
Cheadle  
Cheshire  
SK8 1LY  
Tel 0161 428 1488

[www.andrewdawson.co.uk](http://www.andrewdawson.co.uk)

