

Ascend

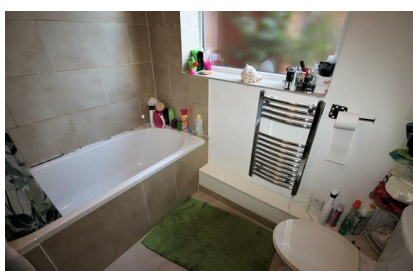
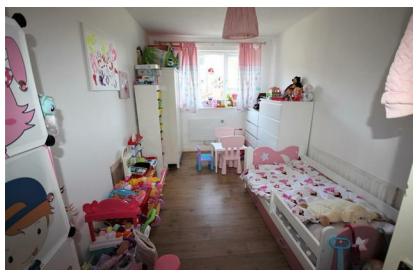
Built on higher standards



108 New Lane Manchester M30 7JE

- Ground floor apartment
- Two bedrooms
- Good size lounge/dining room
- Separate Kitchen
- uPVC double glazed windows throughout
- Residents parking
- No chain
- Good transport links

£75,000

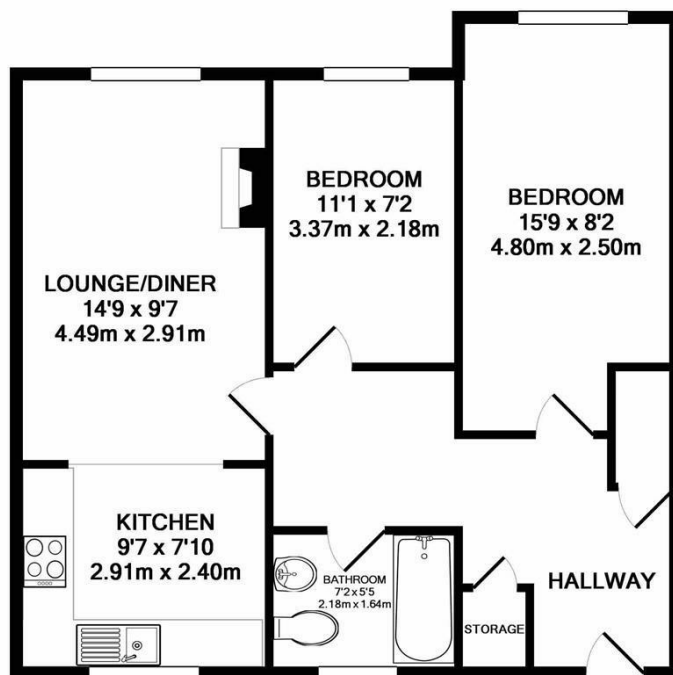


Fantastic investment potential or first time buy! This well-proportioned two bedroom apartment is located close to Eccles town centre, allowing easy access to Manchester city centre, MediaCityUK and Trafford Park via train, tram and bus links. Not to mention being close to the Motorway Network.

The apartment itself is located on the ground floor and comprises: good size entrance hall with storage, lounge/dining room with separate modern fitted kitchen, two good-sized double bedrooms and a master bathroom suite. The property has the added benefit of residents parking to the rear of the building.

There is currently a tenant in situ on a periodic agreement achieving £450pcm.

Images are for marketing purposes only. For more information please contact the office.



TOTAL APPROX. FLOOR AREA 580 SQ.FT. (53.9 SQ.M.)

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
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	77
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
54	63
England & Wales	
EU Directive 2002/91/EC	

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0161 707 7584

192 Monton Road, Monton, Manchester,
M30 9PY

monton.sales@ascendproperties.com
monton.lettings@ascendproperties.com
www.ascendproperties.com



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