



173 Monton Mill Gardens, Monton
M30 8BQ

Guide Price £110,000

Briscombe Nutter and Staff are delighted to present this well presented One bedroom flat with views over the Bridgewater Canal. Offered for Sale as a Residential Investment property by way of a Periodic Assured Shorthold Tenancy,(Details on Application) , this Ground floor property offers an Entrance Hallway, Lounge, Kitchen, Bedroom, Bathroom and Cloakroom for storage space. This property is ideally located a short walk away from Monton Village as well as being close to transport links to Manchester City Centre and Salford Quays.

**Briscombe,
Nutter &
Staff.**

ENTRANCE HALL

7' 7" x 4' 0" (2.33m x 1.23m)

External door leading from shared hallway. Internal doors leading to:

LOUNGE

19' 5" x 9' 10" (5.93m x 3.02m)

Picture rail. TV point. Window and patio doors to the rear elevation. Small paved area to the rear. Internal door leads to:

KITCHEN

6' 9" x 9' 6" (2.06m x 2.92m)

Part tiled walls. Vinyl flooring. White wall and base units. Space for washing machine. Fitted appliances including oven and four gas ring hob. Sink unit. Window to the rear elevation.

BEDROOM

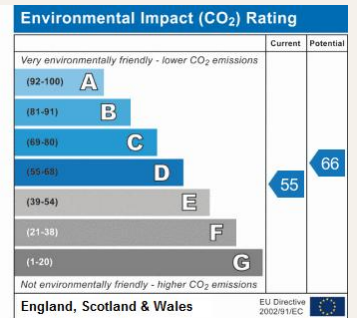
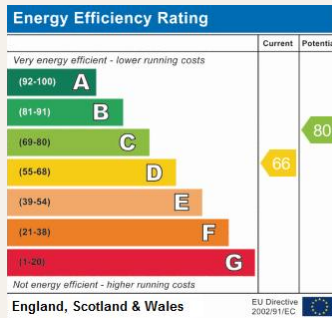
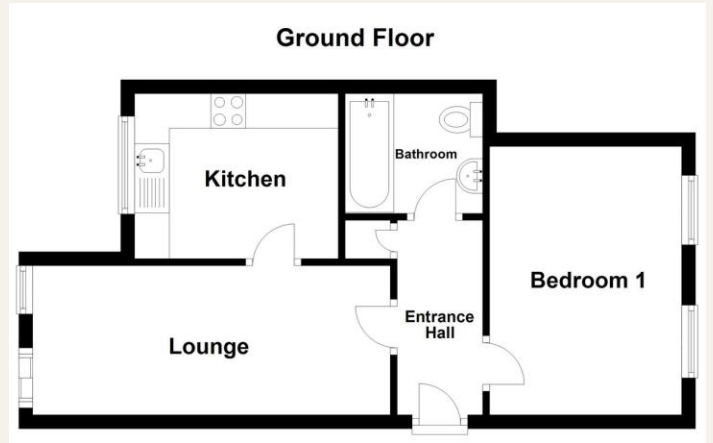
9' 1" x 11' 1" (2.77m x 3.39m)

Two windows to the front elevation. Fitted wardrobes.

BATHROOM

5' 6" x 6' 6" (1.7m x 1.99m)

Low level WC and pedestal hand wash basin. Part tiled walls and Vinyl floor. Bath with over head shower.



Important Notice

These particulars have been prepared to comply with the Consumer Protection from Unfair Trading Regulations 2008, and whilst every care has been taken to ensure accuracy, it is stressed they must be used as a guide only and do not constitute any part of an offer or contract. Services and appliances have not been tested. No responsibility is taken for error, omission or misunderstanding. The floor plan is included as a service to our customers and is intended as a guide to layout only. Dimensions are approximate; do not scale.