



Alexandra Road, Manchester  
Asking Price £160,000

**Ascend**  
Built on higher standards

## Alexandra Road, Manchester

Fancy yourself a stylish duplex apartment that's just a few minutes away from the city centre? With 2 double bedrooms, this newly refurbished pad in Hulme is the perfect property for professionals, friends and couples to buy. Or with its close location to the universities, it could make a sound investment opportunity to let to students.

Step inside and you'll find a neat design for the modern city dweller. The large open plan living area boasts large windows creating a bright and airy room. It's even carpeted with a plush grey design for a super comfy touch and added sophistication. The kitchen is another super slick feature to this property. There's 3 sides of units, all glossy white in design and finished with a sharp black work surface. The white tiling adds to the detail, and there's even a breakfast bar to separate the two key rooms. Downstairs there's a separate WC too for extra convenience.

On the upstairs floor you'll find two spacious bedrooms, both double in size and carpeted too. They both feature large windows which add to their bright feel, and the separate bathroom is positioned in the middle of the two. This super white bathroom features the full suite with both a shower and a bath.

You couldn't be better located here. You've got the very best of Hulme's vibrant character right on your doorstep, including the High Street with funky shops, urban style and general up and coming alternative vibe. There's a large Asda supermarket and other main stores close by, and the universities are both positioned closely. For an easy trip in to the city centre, just hop on one of the many bus routes or take a nice and pleasant walk – all the options are simple and hassle free.

Want to take a further look at this duplex? Give our sales team a call today.

### Lounge/Kitchen

21'5" x 13'8" (6.53 x 4.19)

Spacious open plan living and kitchen area, with gas central through out. Large windows to let in natural light and leads out to the private garden area. Kitchen area is modern with a gas hob.

### Master bedroom

13'8" x 12'2" (4.19 x 3.71)

Spacious double bedroom with carpet underfoot. With the addition of a large window to let in the natural light.

### Bedroom 2

13'8" x 6'11" (4.17 x 2.11)

Bedroom number 2 is another good space. With carpet underfoot and plenty of natural light.

### Bathroom

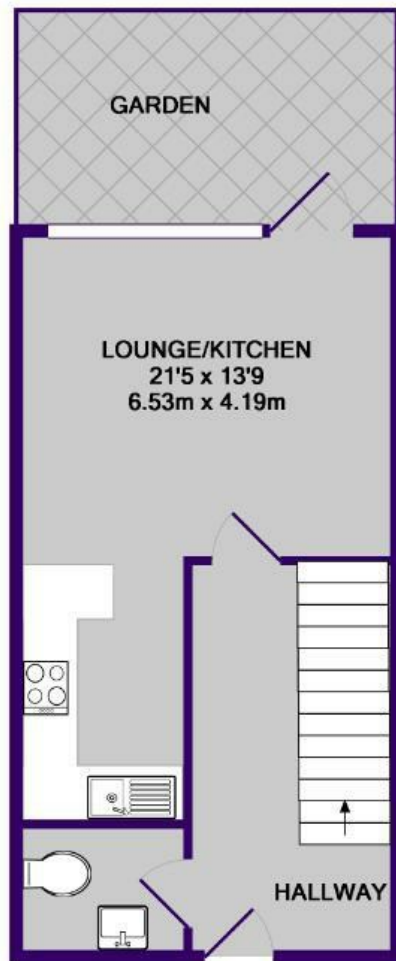
6'10" x 6'11" (2.10 x 2.11)

Fitted modern 3 piece suite

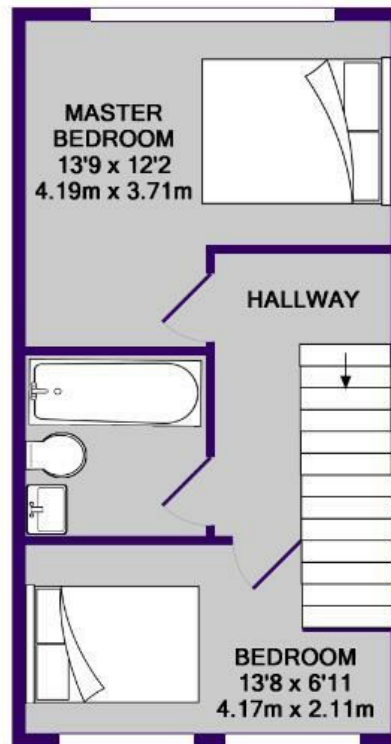
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.







GROUND FLOOR  
APPROX. FLOOR  
AREA 360 SQ.FT.  
(33.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 359 SQ.FT.  
(33.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 719 SQ.FT. (66.8 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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