

Ascend

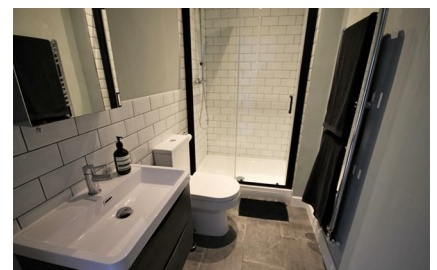
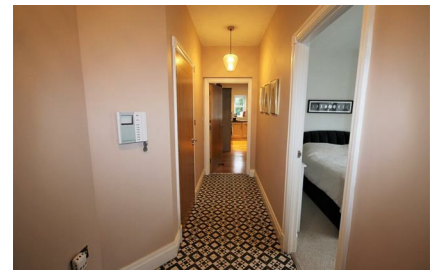
Built on higher standards



11-15 Sandwich Road Manchester M30 9GX

- Stunning 1st floor apartment
- En-suite to master bedroom
- Large windows throughout
- Sought-after location
- Walking distance to train, metrolink & bus
- Two double bedrooms
- Living room with open-plan kitchen area
- Allocated parking space
- Communal courtyard & gardens
- Easy commute to Manchester City Centre, MediaCityUK and IntuTrafford Centre

Offers Over £200,000



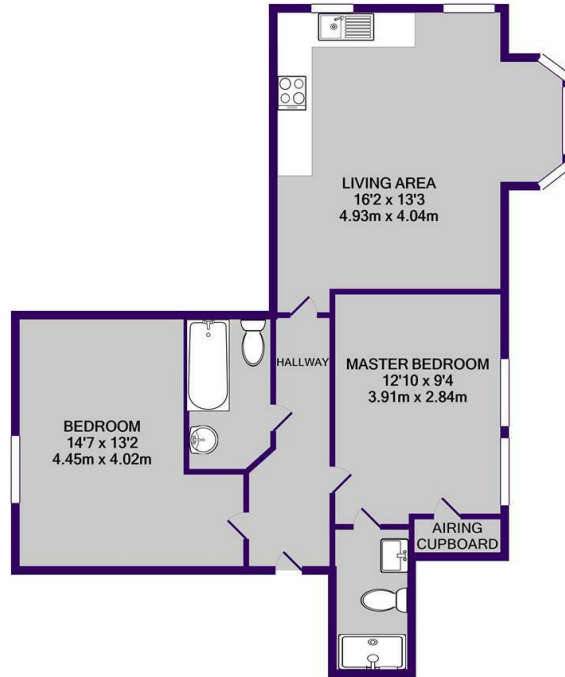
Stunning and trendy two bedroom apartment in Ellesmere Park just a stones throw from Manchester city centre. With fantastic links to public transport, walking distance to Monton Village and just around the corner from a luscious greenspace park, this apartment has something for everyone.

Situated on a beautiful tree-lined road in Ellesmere Park, you are only a short walk from major tram, train, and bus routes. Alongside the residential parking the accessibility is fantastic. You're less than 5 minutes drive to the Motorway network and within walking distance of plenty of local shops, restaurants and bars.

As you enter the first floor apartment you are greeted with a stunning art-deco style tiled floor. This leads through to a spacious but warm open plan kitchen and living area which features a large bay window allowing for an abundance of natural light to flood in. The kitchen itself displays a range of wall and base units, finished with hard wearing granite work surfaces and comes complete with integrated dishwasher, full size fridge freezer and washer/dryer.

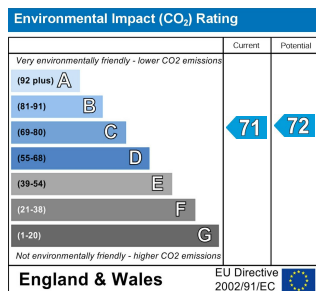
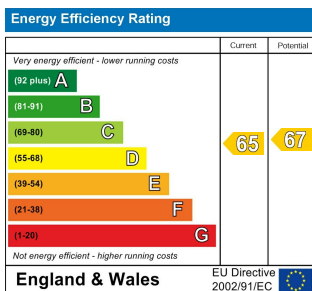
With two double bedrooms, a main bathroom and stylish ensuite, there is plenty of room for hosting guests, young families, or even that ever important home office. The high ceilings and large windows throughout give this property real character for that individual style.

Constructed around a central courtyard (which is ideal for secure bike storage), this unique development of only 21 apartments is sat amongst plenty of green space. To the rear of the building is a large communal garden providing the perfect area for a summer picnic or kickabout. Each apartment will also benefit from a parking space and a secure video entry phone system.



TOTAL APPROX. FLOOR AREA 687 SQ.FT. (63.8 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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