



# Ellesmere House, Sandwich Road

Manchester



In Excess of £255,000



# Ellesmere House

Manchester

Spacious two bed apartment in Ellesmere Park, flooded with natural light. Open plan living/dining/kitchen with French doors providing stunning views. Master bedroom with en suite, communal areas include secure entry and lifts. Resident parking. Ideal for first-time buyers or downsizers. Close to amenities and transport links. Tenure: Leasehold

- Tucked away within the Tree Lined Streets of the Desirable Ellesmere Park
- Well presented, Spacious Apartment Offered with No Onward Chain
- Open Plan Living, Dining & Kitchen Area with Stunning Views of the Surrounding Greenery
- Two Spacious Double Bedrooms
- Three Piece bathroom Suite & En Suite off the Master Bedroom
- Secure Entry System & Lift Access to All Levels
- Residents Allocated Parking
- Perfect Buy for both First Time Buyers & Those Looking to Downsize



### Living / Dining Room

13' 9" x 23' 3" (4.19m x 7.08m)

Featuring a Juliet balcony. Complete with two ceiling light points, double glazed bay window and two wall mounted radiators. Fitted with carpet flooring.

### Kitchen

10' 9" x 7' 4" (3.27m x 2.24m)

Featuring complementary wall and base units with integral cooker and hob. Dishwasher, fridge freezer and washing machine. Complete with ceiling spotlights, two double glazed windows and lino flooring.

### Bathroom

6' 6" x 8' 11" (1.97m x 2.71m)

Featuring a three-piece suite including bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights and wall mounted radiator.

### Bedroom One

11' 0" x 13' 0" (3.36m x 3.95m)

Featuring built in wardrobes. Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with carpet flooring.

### En-suite

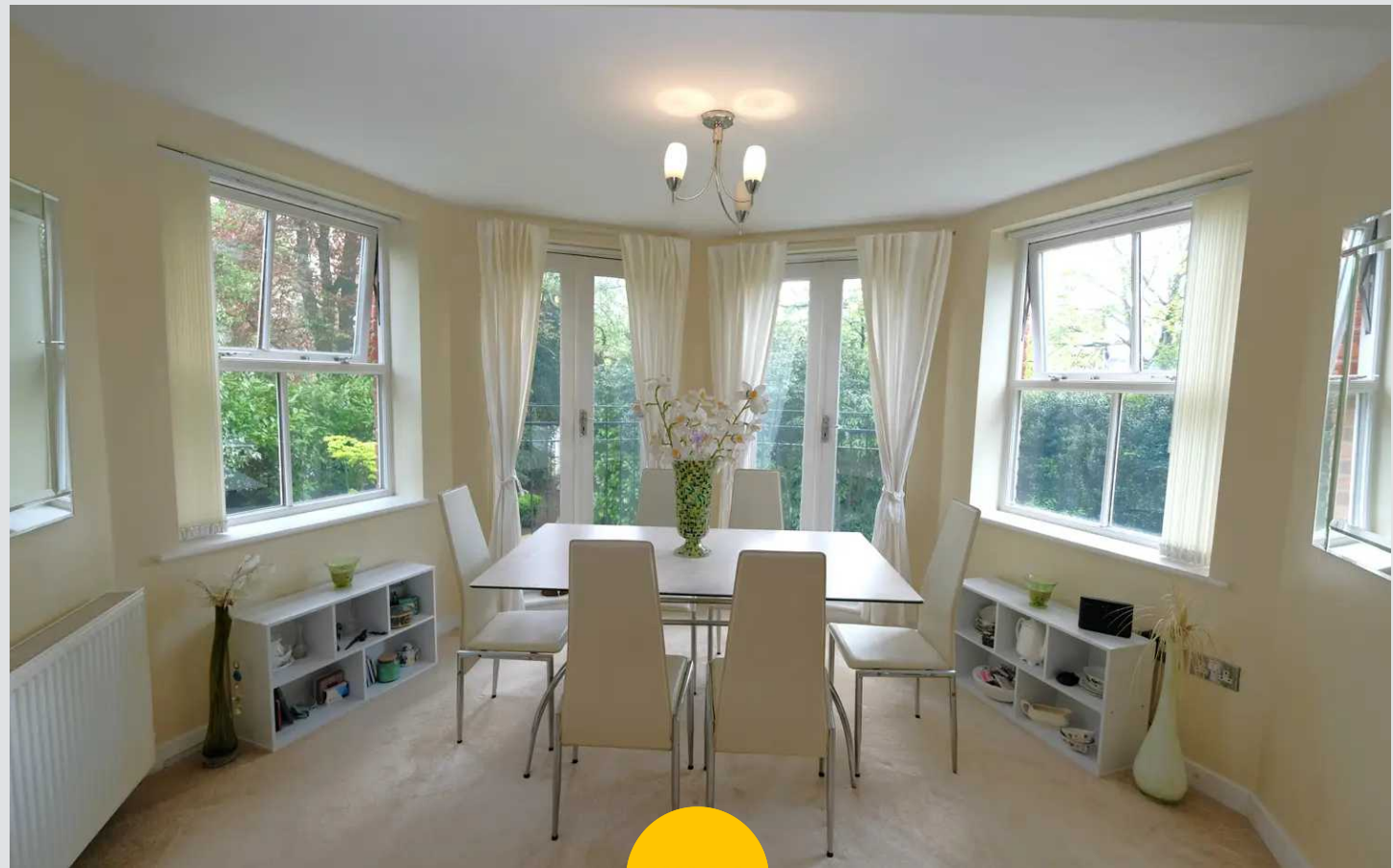
8' 0" x 4' 4" (2.43m x 1.31m)

Featuring a shower cubicle, hand wash basin and W.C. Complete with a ceiling light point and wall mounted radiator.

### Bedroom Two

9' 9" x 9' 0" (2.97m x 2.74m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

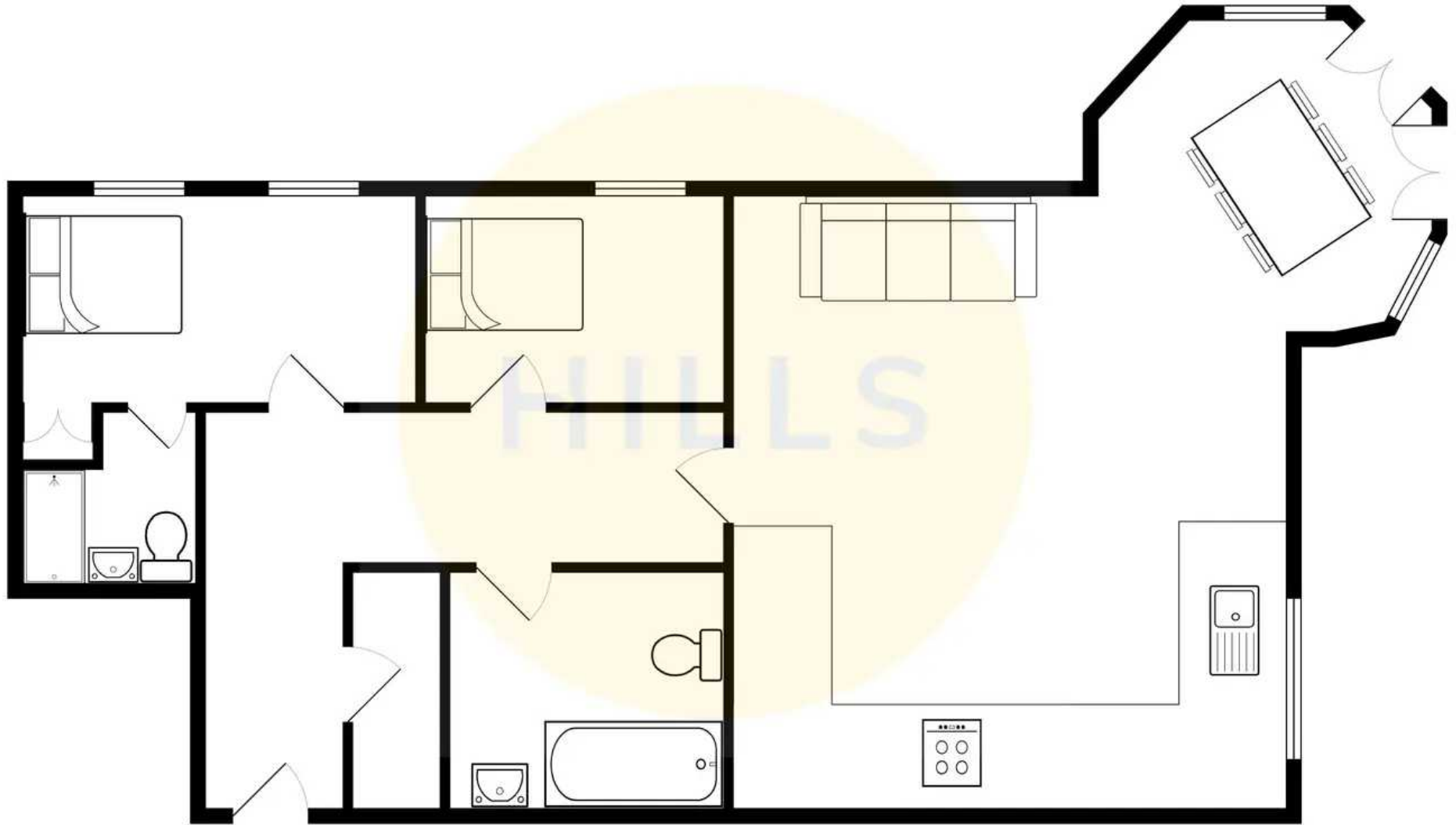






HILLS









## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



THE PROPERTY MISEDDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.