



2 Pine Lodge, Roe Green Avenue
Manchester



In Excess of £250,000

2 Pine Lodge

Roe Green Avenue, Manchester

NO CHAIN! A VERY WELL PRESENTED GROUND FLOOR APARTMENT IN THE HEART OF ROE GREEN. THE PROPERTY OFFERS SPACIOUS ACCOMMODATION IN A QUIET SETTING. The apartment offers a very spacious lounge and dining room with Council Tax band: C

Tenure: Leasehold

- A WELL PRESENTED GROUND FLOOR APARTMENT
- ROE GREEN LOCATION
- WELL MAINTAINED COMMUNAL GARDENS
- TWO BEDROOMS
- NEW KITCHEN
- TWO BATHROOMS
- VERY SPACIOUS LOUNGE AND DINING ROOM
- QUIET LOCATION
- GARAGE



HILLS

Hallway

7' 10" x 4' 11" (2.40m x 1.50m)

Kitchen

7' 10" x 11' 10" (2.40m x 3.60m)

WC

8' 2" x 6' 7" (2.50m x 2.00m)

Living and Dining room

24' 3" x 11' 10" (7.40m x 3.60m)

Second hallway

3' 7" x 7' 10" (1.10m x 2.40m)

Bedroom 1

12' 10" x 9' 10" (3.90m x 3.00m)

Bedroom 2

11' 2" x 8' 2" (3.40m x 2.50m)

Bathroom

8' 2" x 7' 10" (2.50m x 2.40m)





HILLS







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THE PROPERTY MISDESCRIPTIONS 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.