



Ash Lea Grange, Half Edge Lane

Manchester



In Excess of £180,000

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Beautiful ground floor apartment between Monton Village and Ellesmere Park. Open plan living area, two double bedrooms, modern bathroom. Well-kept communal areas, allocated parking, close to amenities and transport links.

Council Tax band: C

Tenure: Leasehold

- Beautifully Presented Ground Floor Apartment
- Located Between the Desirable Monton Village & Tree Lined Streets of Ellesmere Park
- Open Plan Kitchen, Living and Dining Space
- Two Double Bedrooms
- Three Piece Bathroom Suite
- Well Kept Communal Areas & Gardens
- Fully Electric & Double Glazed Throughout
- Residents Allocated Parking Space
- Located just a Short Walk to Monton Village & Salford Royal Hospital
- Surrounded by Excellent Public Transport & Motorway Links



HILLS



Entrance Hallway

Entered via a hardwood front door. Complete with two ceiling light points, wall mounted radiator and storage cupboard. Fitted with carpet flooring.

Lounge / Kitchen / Diner

16' 2" x 14' 3" (4.93m x 4.34m)

Featuring complementary wall and base units with integral stainless steel sink, electric hob, oven and fridge freezer. Space for washing machine. Complete with two ceiling light points, three double glazed windows and two electric radiators. Fitted with laminate flooring.

Bedroom One

8' 8" x 14' 10" (2.64m x 4.52m)

Complete with a ceiling light point, two double glazed windows and electric radiator. Fitted with carpet flooring.

Bedroom Two

11' 10" x 6' 9" (3.61m x 2.06m)

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

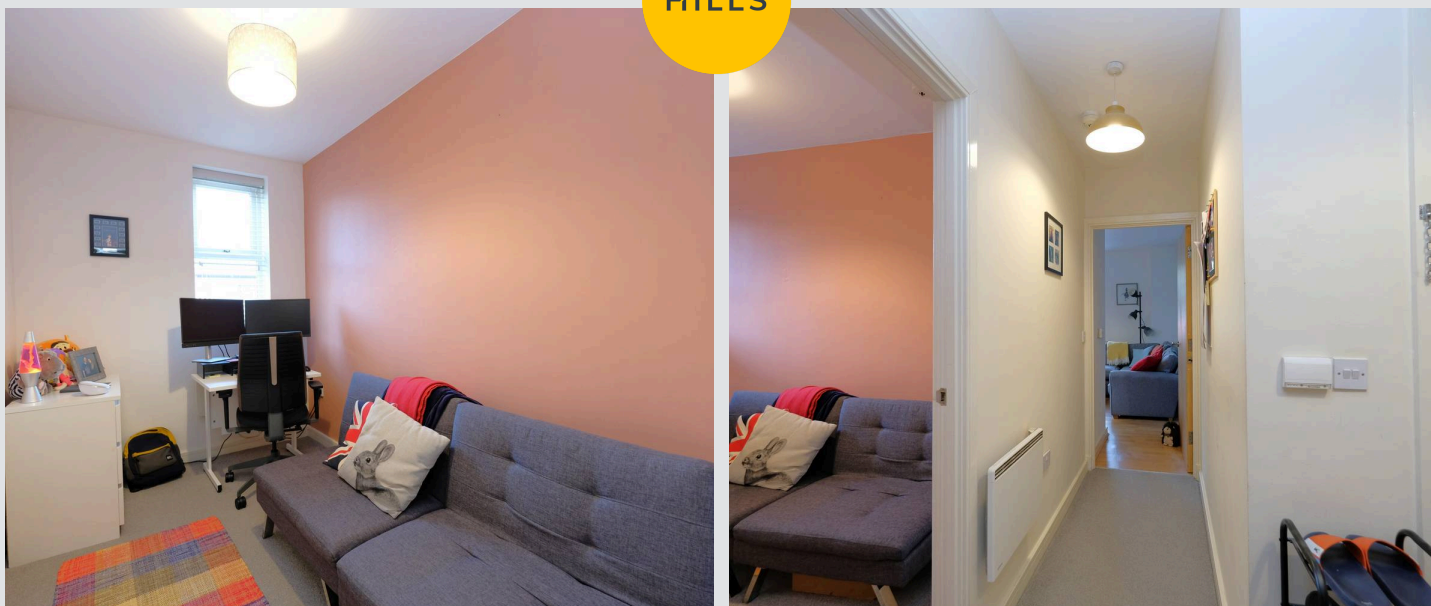
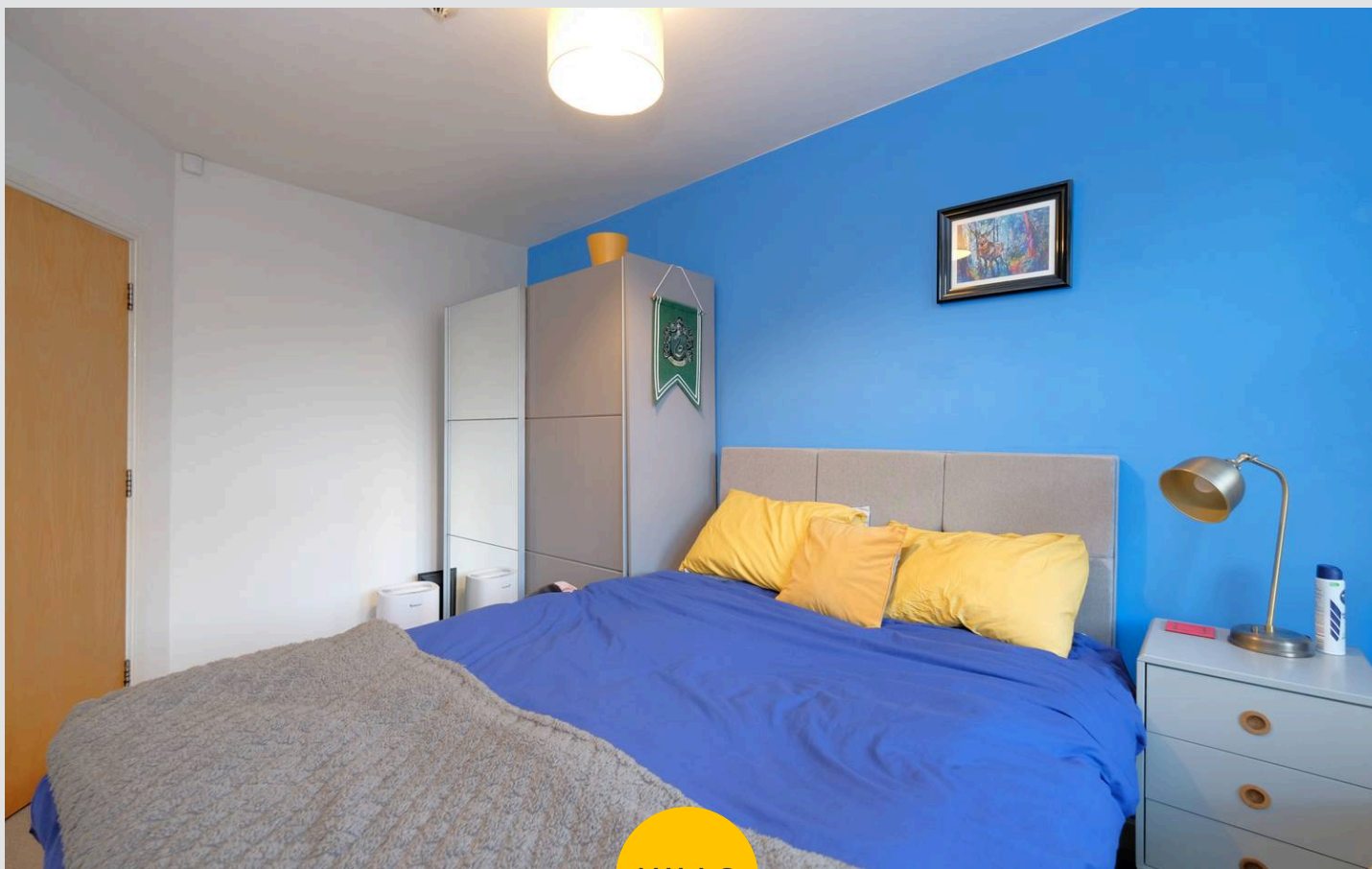
Bathroom

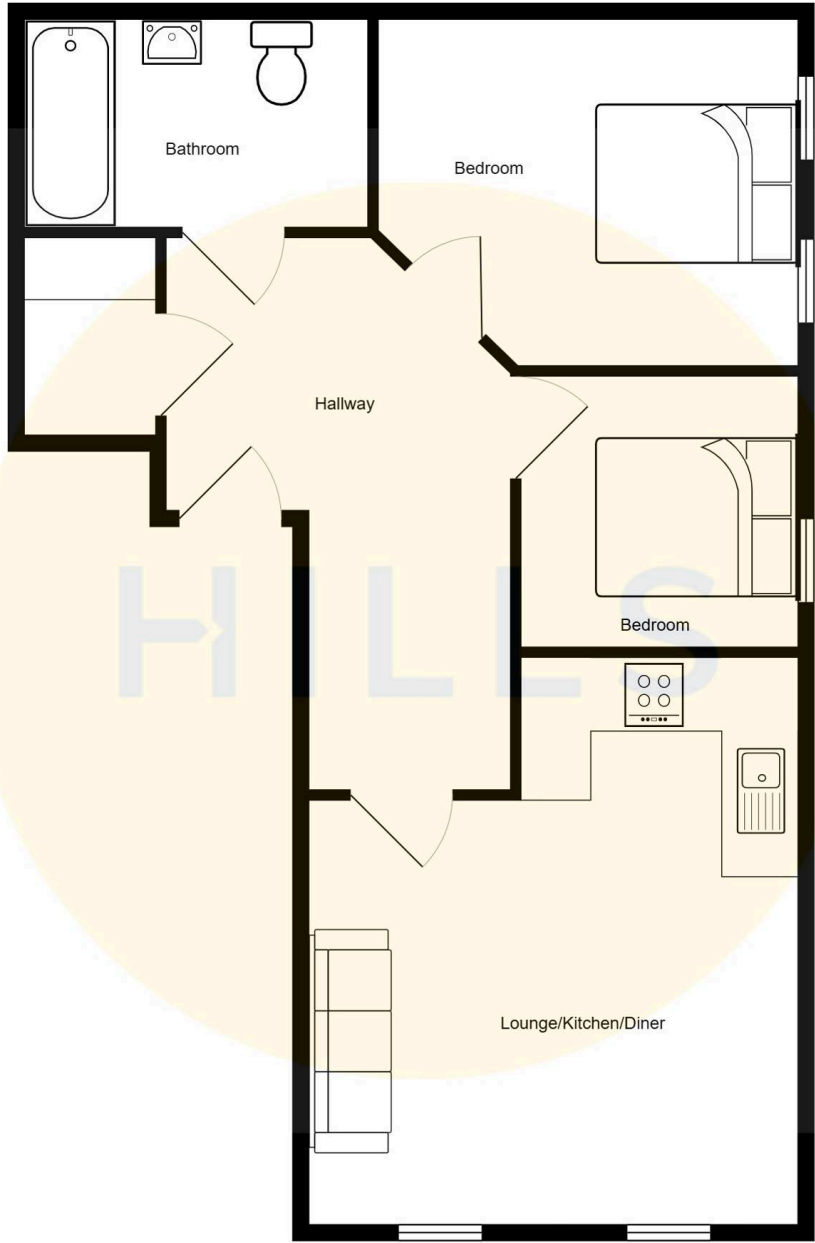
6' 10" x 5' 11" (2.08m x 1.80m)

Featuring a three piece suite including a bath with electric shower over, hand wash basin and W.C. Complete with ceiling spotlights, heated towel rail, part tiled walls and tiled flooring.

External

Complete with an allocated parking space and well kept communal gardens.







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