



Ben Brierley Wharf

Failsworth, Manchester

Offers In Excess Of £139,950

- Upper Floor Apartment
- Two Bedrooms, Master En-Suite
- Lounge & Dining Room With Juliette Balcony
- Modern Fitted Kitchen
- Close To All Local Amenities
- Intercom Entry System
- Allocated Parking Space
- EPC Rating - C



Offered for sale is this upper floor, two bedroom, corner, apartment situated in a modern, gated development close to Failsworth Pole, public transport links, rail links, amenities and within commuter distance of Manchester City centre. The property offers a private allocated parking space, communal entrance and a staircase with intercom access. The property internally comprises of a larger than average two bedroom, corner apartment featuring: lounge with Juliette balcony, dining room with Juliette balcony, modern fitted kitchen, two bedrooms (master en-suite) and a family bathroom. This property would ideally suit the first time buyer or young professional couple. The property is well appointed throughout. The leasehold property is subject to a service charge arrangement for the common parts of the estate. Viewing is recommended.

ENTRANCE HALLWAY

With front entrance door, fitted storage cupboards, laminate floor covering, electric heater.

LOUNGE

12' 1" x 10' 1" (3.68m x 3.07m) With uPVC double glazed doors with Juliette balcony, laminate floor covering, electric heater, open through to dining room.

DINING ROOM

9' 8" x 7' 8" (2.95m x 2.34m) With uPVC double glazed doors with Juliette balcony, laminate floor covering, electric heater, storage cupboard.

KITCHEN

9' 4" x 7' 6" (2.84m x 2.29m) Modern fitted kitchen with wall and base units, contrasting worktops, splash back tiling, stainless steel sink unit with mixer taps, integral oven, hob and extractor fan, integral fridge/freezer, plumbed for an automatic washing machine, vinyl floor covering, uPVC double glazed windows to side and rear.

BEDROOM ONE

12' 3" x 11' 9" (3.73m x 3.58m (max)) With front aspect uPVC double glazed window, fitted storage cupboards, fitted carpeting, electric heater.

ENSUITE

6' 0" x 6' 0" (1.83m x 1.83m) Fitted with a three piece modern suite in white comprising of: corner shower cubicle with electric shower, low level w.c., wash hand basin, part tiled walls, heated chrome towel rail, vinyl floor covering.

BEDROOM TWO

12' 7" x 8' 6" (3.84m x 2.59m) With uPVC double glazed windows, fitted carpeting, electric heater.

BATHROOM

7' 1" x 6' 4" (2.16m x 1.93m) Fitted with a modern three piece suite in white comprising of: panelled bath with shower taps, wash hand basin, low level w.c., heated chrome towel rail, vinyl floor covering.

EXTERNALLY

Private gated access and an allocated private parking space, communal grounds with views over the surrounding area and canal.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: A

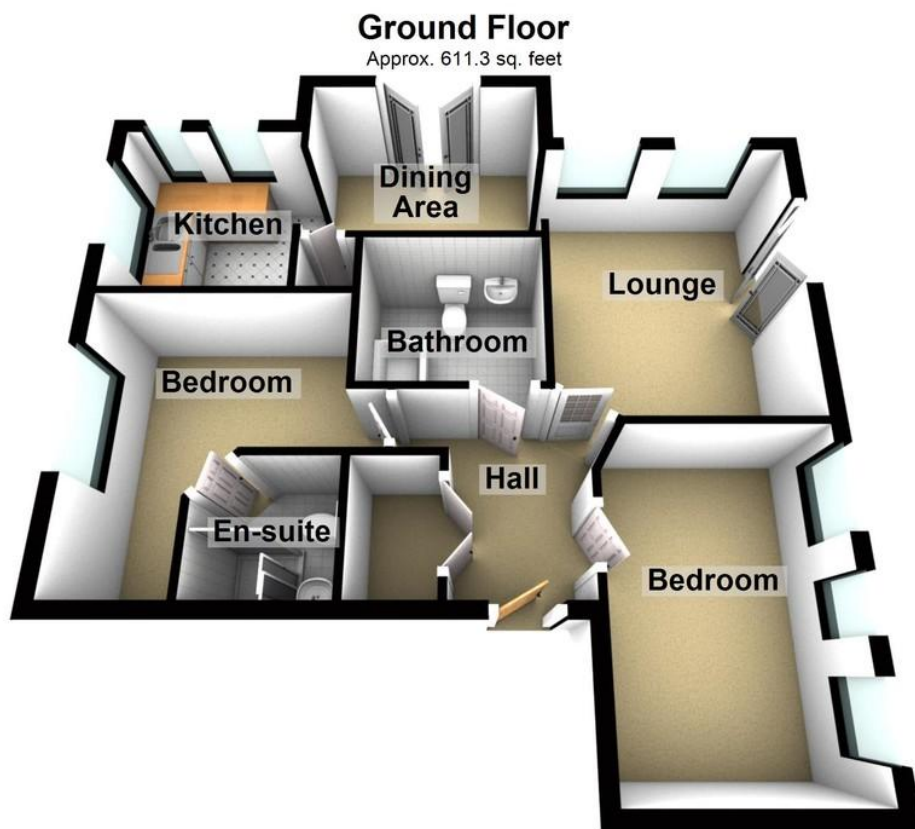
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

SERVICE CHARGE: £100.43PCM

AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.





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