



**Two bedroom Duplex ex local authority apartment**

**Off road parking/split front garden**

**Fitted kitchen**

**Double glazed and gas central heated**

**Situated in a popular residential location with superb transport links**

**Offered with no chain and vacant possession**



**11 Nancy Street**  
Manchester, M15 4FZ

**£139,950**

### **Entrance hallway**

Laminate flooring, stairs to first floor accommodation, radiator, power sockets and light point.

### **Lounge** 15' 9" x 12' 2" (4.8m x 3.7m)

Double glazed window to the front elevation, laminate flooring, radiator and light point.

### **Dining kitchen** 15' 5" x 8' 2" (4.7m x 2.5m)

Kitchen is fitted with a range of eye level and base level units, rolled top work surfaces, double glazed window to the rear elevation, electric oven, electric hob with extractor fan, room for a fridge freezer, splash back tiling, wall mounted boiler, room for a dining table, sink inset with mixer tap over and plumbed in for a washing machine.

### **First floor landing**

Doors leading to all bedrooms and bathroom, electric power sockets and light point.

### **Bedroom One**

Two double glazed windows, light point, radiator and ceiling fan, radiator, fitted wardrobe and bedroom furniture.

### **Bedroom Two** 11' 6" x 9' 2" (3.5m x 2.8m)

Double glazed window to the rear elevation, radiator and light point.

### **Bathroom**

### **Externally**

To the front of the garden there is a split level garden that also offers off road parking whilst to the rear is a communal garden mainly laid to lawn.

