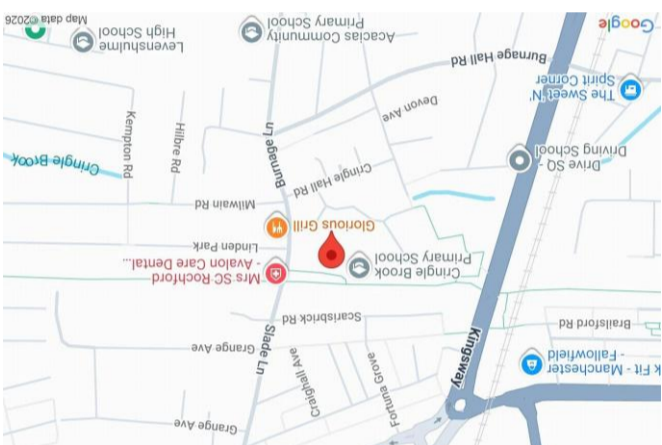


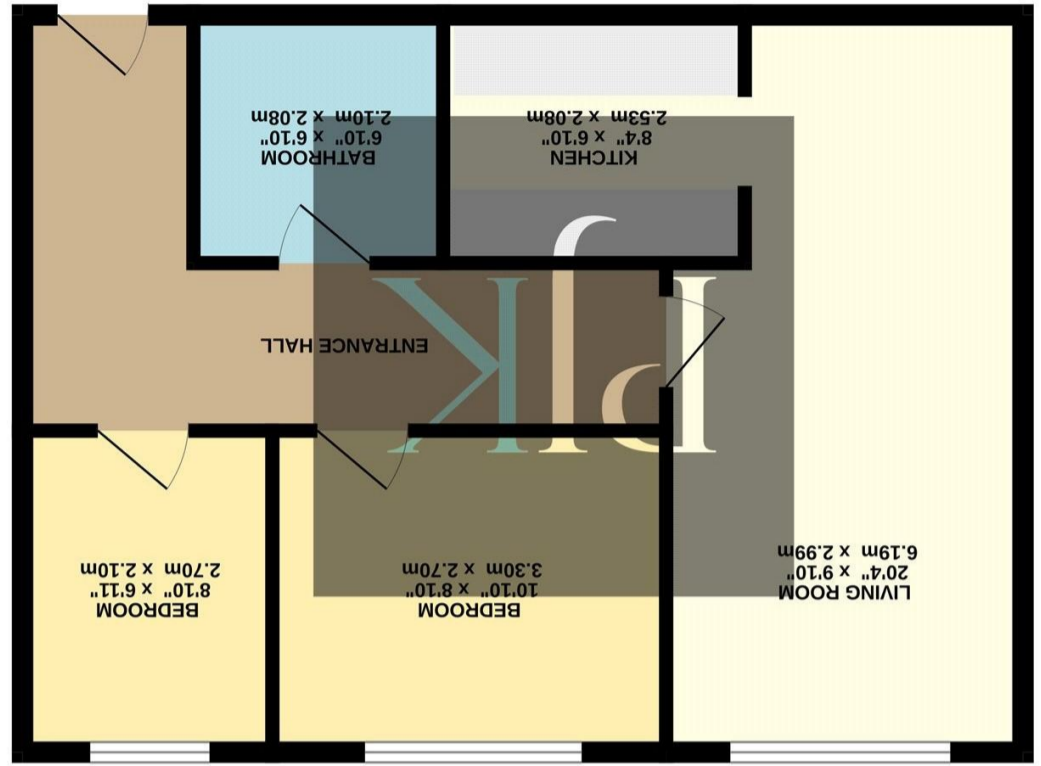
www.philipjames.co.uk
 0161 431 5556 | heatonmoor@philipjames.co.uk
 218 Heaton Moor Road, Heaton Moor, SK4 4DU

Score	Energy rating	Current	Potential
1-20	G	71 C	77 C
21-38	F		
39-54	E		
55-68	D		
69-80	C		
81-91	B		
92+	A		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix 5/2026



GROUND FLOOR
 559 sq.ft. (51.9 sq.m.) approx.





ASKING PRICE £80,000

A well-proportioned ground floor two-bedroom retirement apartment, offered to the market with no onward vendor chain. Situated within a convenient and well-connected area of Burnage, this property presents an excellent opportunity for buyers looking to personalise a home to their own taste.

The accommodation begins with a welcoming entrance hallway providing access to all principal rooms. At the heart of the property is a spacious open-plan lounge and kitchen area, offering a comfortable and practical living space ideal for everyday use. The kitchen is fitted with a range of wall and base units and provides scope for modernisation.

The property benefits from two well-proportioned bedrooms, both offering ample space for furniture and storage. These rooms are served by a three-piece bathroom suite, completing the internal accommodation.

Externally, the development offers well-maintained communal areas and residents' facilities, enhancing the overall appeal of the property.

The apartment is ideally positioned close to a range of local amenities including shops, medical practices and pharmacies, with excellent public transport links via nearby bus routes and Levenshulme train station providing access into Manchester and Stockport. Cringle Park is also within easy reach, offering pleasant green space for outdoor enjoyment.

559 gross sq ft
Tax Band: C
Leasehold
Service Charge: £277

"Ground floor two-bedroom retirement apartment in Burnage, offered chain free with excellent potential."

