

# HUNTERS®

HERE TO GET *you* THERE



## 16 Kilmaine Avenue

Manchester, M9 7FN

Price £130,000



Council Tax: A



# 16 Kilmaine Avenue

Manchester, M9 7FN

Price £130,000



Welcome to Apartment 12, located at 16 Kilmaine Avenue. This modern apartment, built in 2005, presents an excellent opportunity for both first-time buyers and savvy investors alike.

The property features 1 reception room, perfect for relaxation or entertaining guests. With two comfortable bedrooms, this apartment offers ample space for individuals or small families. The bathroom is conveniently situated, ensuring ease of access for all residents.

One of the standout features of this apartment is its designated parking space, a valuable asset in a bustling city like Manchester. The property benefits from electric heating, providing warmth and comfort throughout the year.

Situated in a prime location, this apartment boasts excellent transport links to Manchester city centre, making it easy to enjoy all the amenities and attractions the city has to offer. Additionally, local shops and services are just a stone's throw away, ensuring that daily conveniences are within easy reach.

Being chain-free, this property allows for a smooth and straightforward purchasing process, making it an even more appealing option. Whether you are looking to invest or seeking your first home, Apartment 12 on Kilmaine Avenue is a delightful choice that combines modern living with accessibility and convenience. Don't miss the chance to make this charming apartment your own. EPC Rating C

## Communal Entrance

Key Pad entry system with intercom, stairs and lift access to all floors.

## Entrance Hallway

Laminate Flooring, Electric heater, storage cupboard.

## Lounge

14'5" x 11'1" (max) (4.4m x 3.39m (max))

Upvc French Doors with Juliet balcony, electric heater, laminate flooring.

## Kitchen

9'10" x 6'7" (3.02m x 2.01m)

Fitted wall and base units with work surfaces and tiled splashback. Electric oven, hob and extractor hood.

## Bedroom 1

13'9" x 8'6" (4.2m x 2.6m)

Upvc French Doors with Juliet balcony, Fitted wardrobes, Electric heater, Upvc.

## Bedroom 2

7'10" x 7'2" (2.41m x 2.2m)

Fitted wardrobes, Electric heater, Upvc double glazed window.

## Bathroom

3 piece suite comprising bath with shower over, pedestal wash hand basin and low level wc. Electric heater and extractor fan.

## Externally

Allocated parking space.

## Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 129

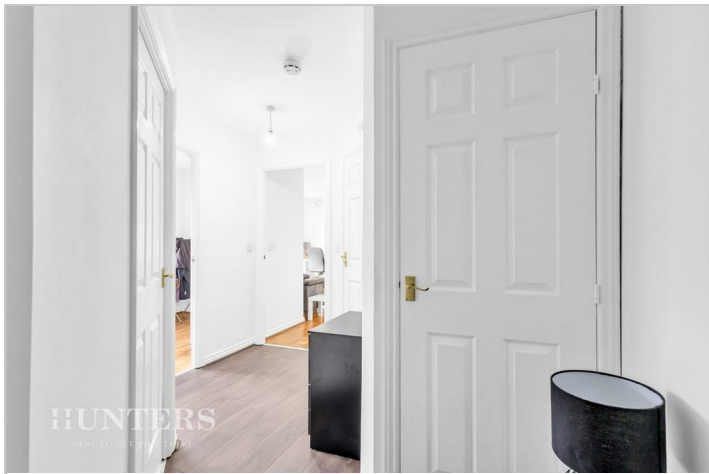
Leasehold Annual Service Charge Amount £168 pcm (£2016 pa)

Leasehold Ground Rent Amount, £50

Council Tax Banding; A

Tel: 0161 669 4833





Road Map



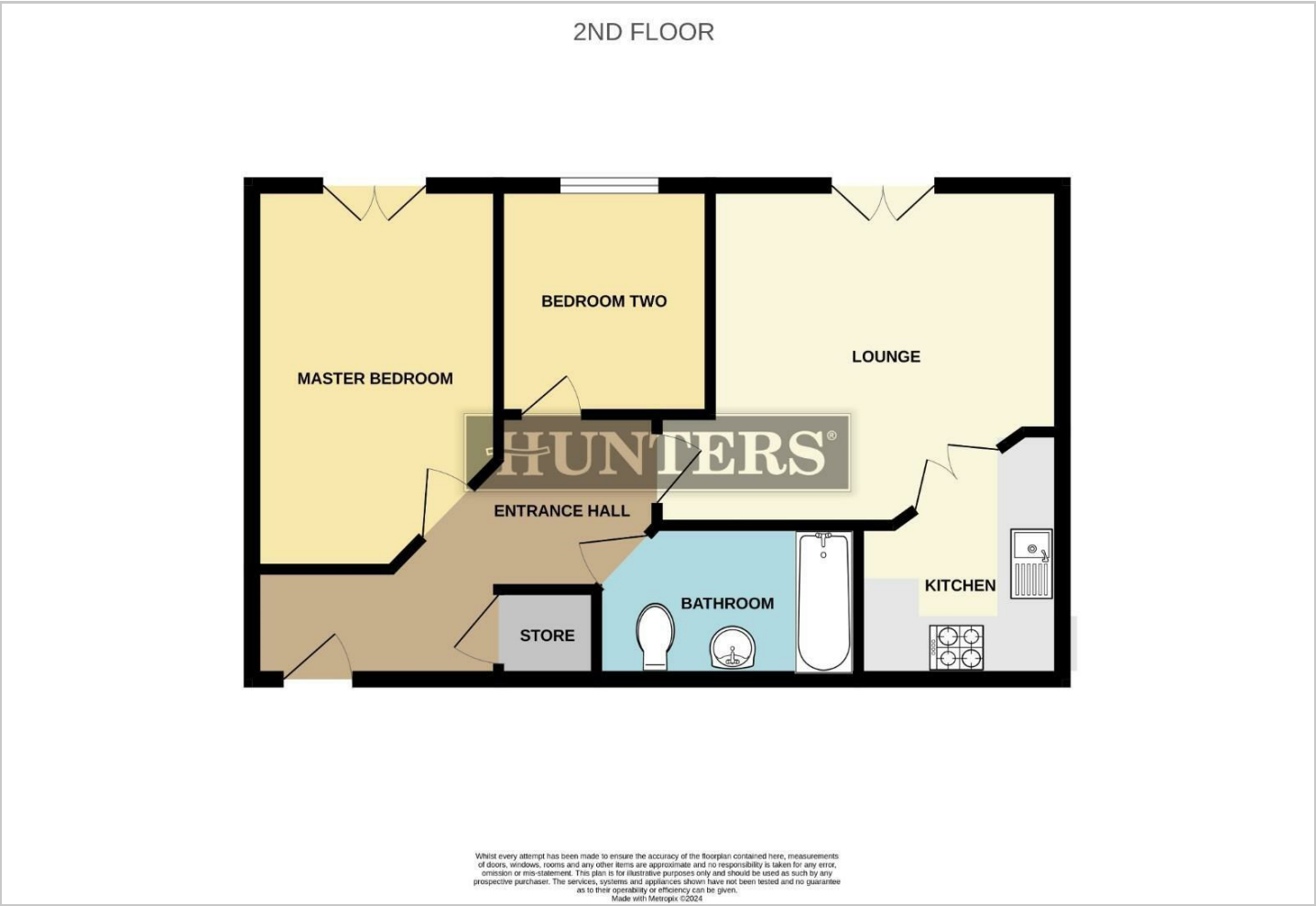
Hybrid Map



Terrain Map



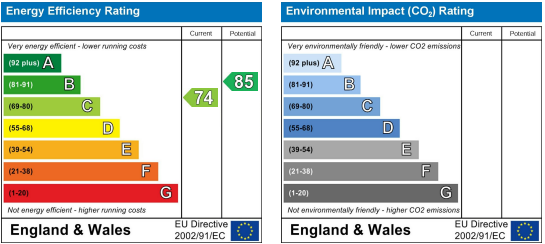
Floor Plan



Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.