

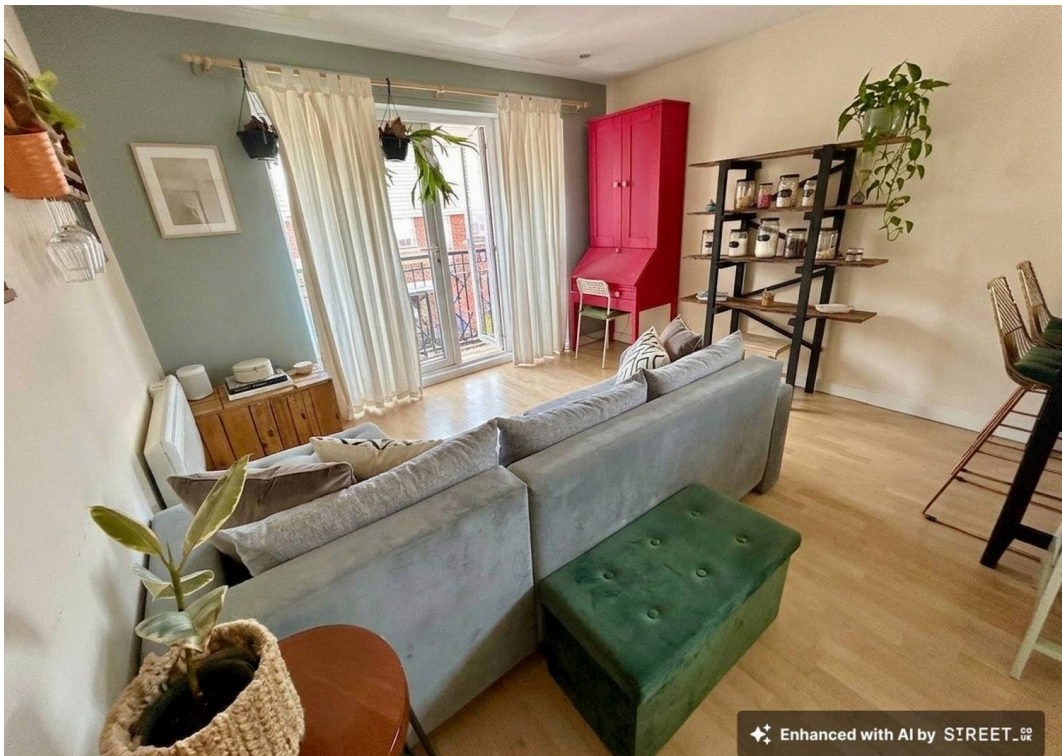


28 Holden Avenue, Whalley Range
Manchester

£200,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



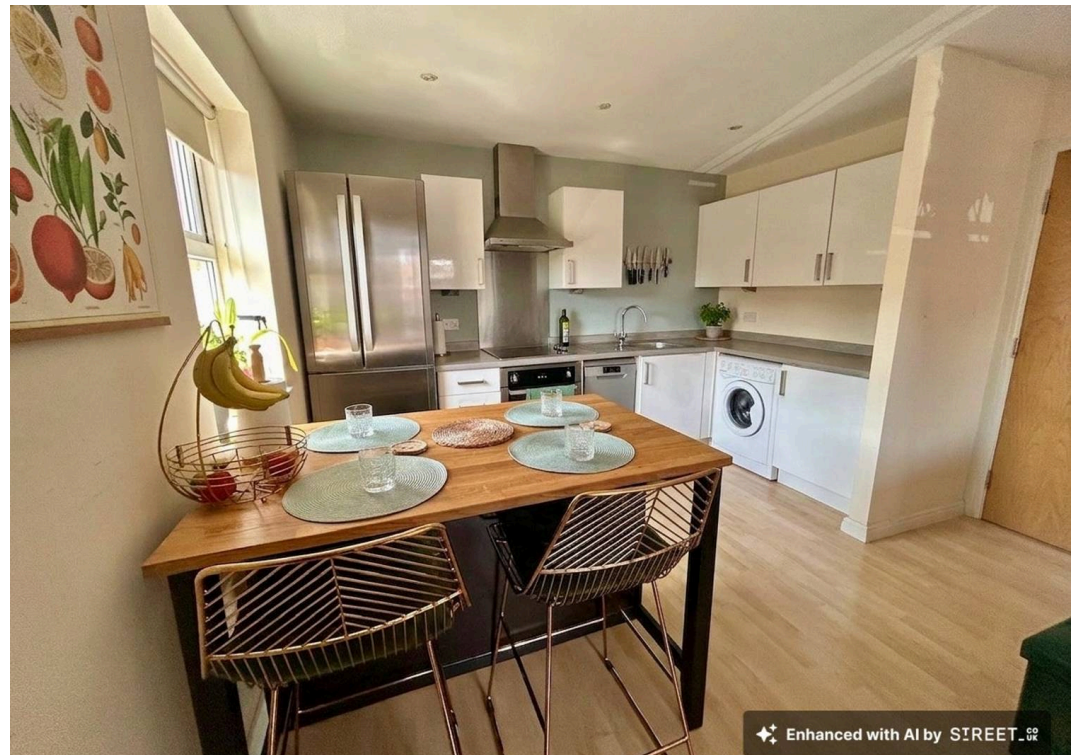
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28 Holden Avenue

Whalley Range, Manchester

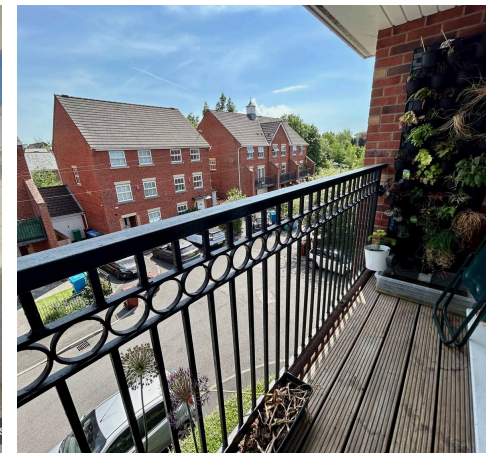
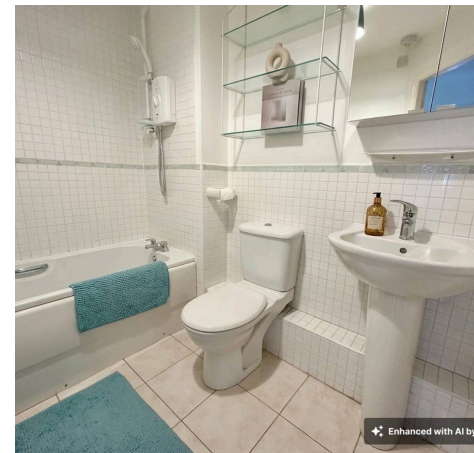
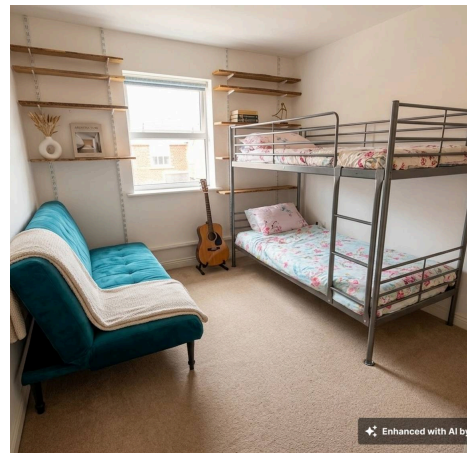
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- A Light and Airy Second Floor Apartment
- Two Good Sized Bedrooms and Two Contemporary Bathroom Suites
- Modern Open Plan Living/Dining Kitchen
- Secure Gated Parking and a Balcony
- Ideal For First Time Buyers and Investors
- Offered to the Market with No Vendor Chain



28 Holden Avenue

Whalley Range, Manchester

This beautifully presented two-bedroom flat is situated on the second floor of a sought-after development, offering a light and airy living environment that is sure to appeal to both first time buyers and investors.

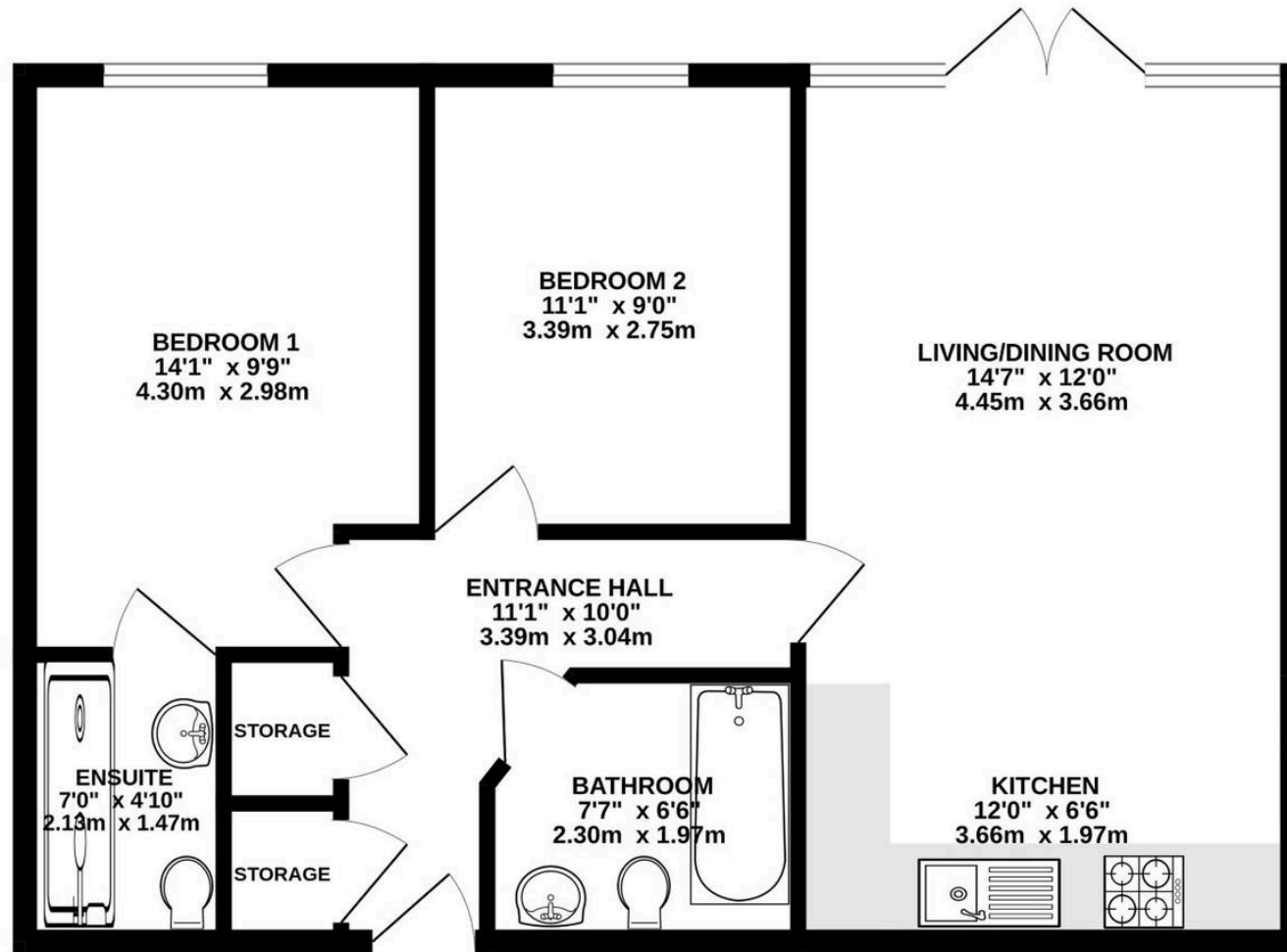
The property features a spacious open plan living, dining, and kitchen area, designed with modern living in mind and finished to a high standard throughout. The kitchen is well appointed with contemporary fittings, integrated appliances, and ample storage. Both bedrooms are generously sized, providing comfortable and flexible accommodation, while there is two contemporary bathroom suites (one of which is en suite to the master bedroom).

The apartment is offered to the market with no vendor chain. Additional benefits include secure gated parking and a private balcony. Outside, the development is set within well-maintained communal grounds.

Whalley Range is just 2 miles south of the city centre so is popular with commuters and those looking to live closer to the vibrant City Centre whilst being closer to Chorlton's array of bars and restaurants. Public transport is excellent with buses every few minutes to the vibrant city centre. The recently extended Metrolink tramline is proving to be very popular.



SECOND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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