Park Lane

Your Local Estate Agent

Residential & Commercial Property

313 Talbot Road

Stretford, Manchester, M32 0FH

GATED PARKING WITH ALLOCATED SPACE Park Lane Estate Agents are proud to offer For Sale this beautifully presented TWO DOUBLE BEDROOM and TWO BATHROOM apartment situated within Libertas House, on Talbot Road. This development was built in 2020 and finished to a high standard throughout, with subtle nods and influences from Manchester and some of its iconic inhabitants. The apartment is ideal for first-time buyers, investors or professionals seeking effortless access across Manchester via easily accessible transport links. The property is perfectly positioned for access to a wealth of amenities, including shops, restaurants, bars, leisure facilities, schools and the nearby Metrolink means access to the city centre can be achieved in under 15 minutes! Stretford Town Centre is bustling with new attractions such as The Northern Light Cinema and a wealth of independent restaurants, bars and shops! The apartment boasts many subtle upgrades, such as fitted blinds throughout, built-in wardrobes in both bedrooms and backlit mirrors to both bathrooms. The property is warmed by gas central heating, is uPVC double-glazed throughout and boasts a strong energy efficiency rating! The internal accommodation comprises an entrance hallway, kitchen/lounge with a Juliette balcony, family bathroom, storage cupboard, master bedroom with a Juliette balcony, en-suite bathroom and second bedroom. Externally, the development boasts communal garden space, children's play area and garden, rooftop garden space and an allocated car parking space in the secure gated car park. The secure car park also offers disabled bays and visitor car parking. This property simply must be viewed to be appreciated. Contact us now to arrange your viewing!

£230,000

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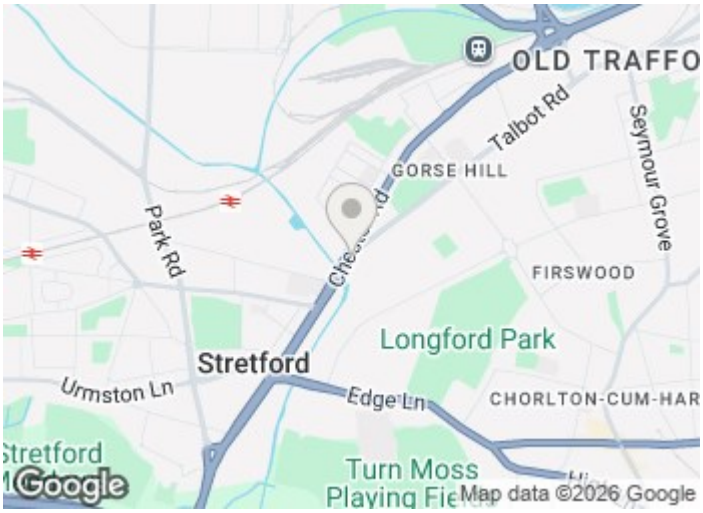
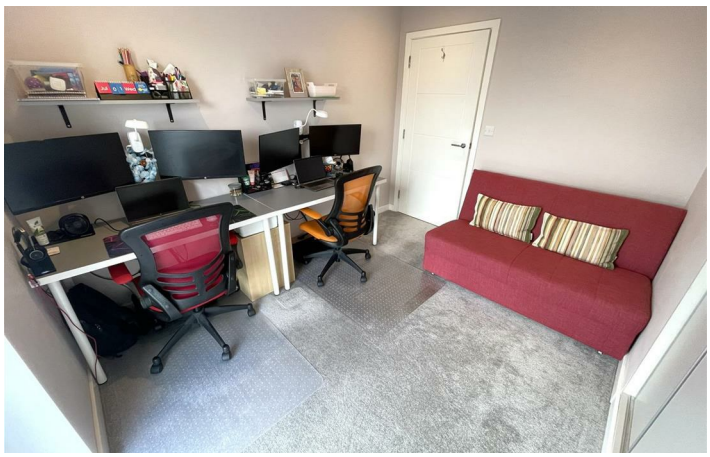
2 2 1 B

- SECURE GATED CAR PARK WITH COVERED CAR PARKING SPACE
- SECURE AND GATED COMMUNAL TODDLER & CHILD PLAY PARK
- JULIETTE BALCONIES IN LOUNGE AND MASTER BEDROOM
- VIEWING IS HIGHLY RECOMMENDED
- VISITOR & DISABLED CAR PARKING SPACES & BIKE STORAGE
- MASTER BEDROOM BOASTS THREE PIECE EN-SUITE
- THIRD FLOOR APARTMENT ACCESSED VIA LIFT AND STAIRS
- TWO DOUBLE BEDROOMS & TWO BATHROOMS
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZED THROUGHOUT
- VERY CLOSE TO TRANSPORT LINKS INTO CITY CENTRE

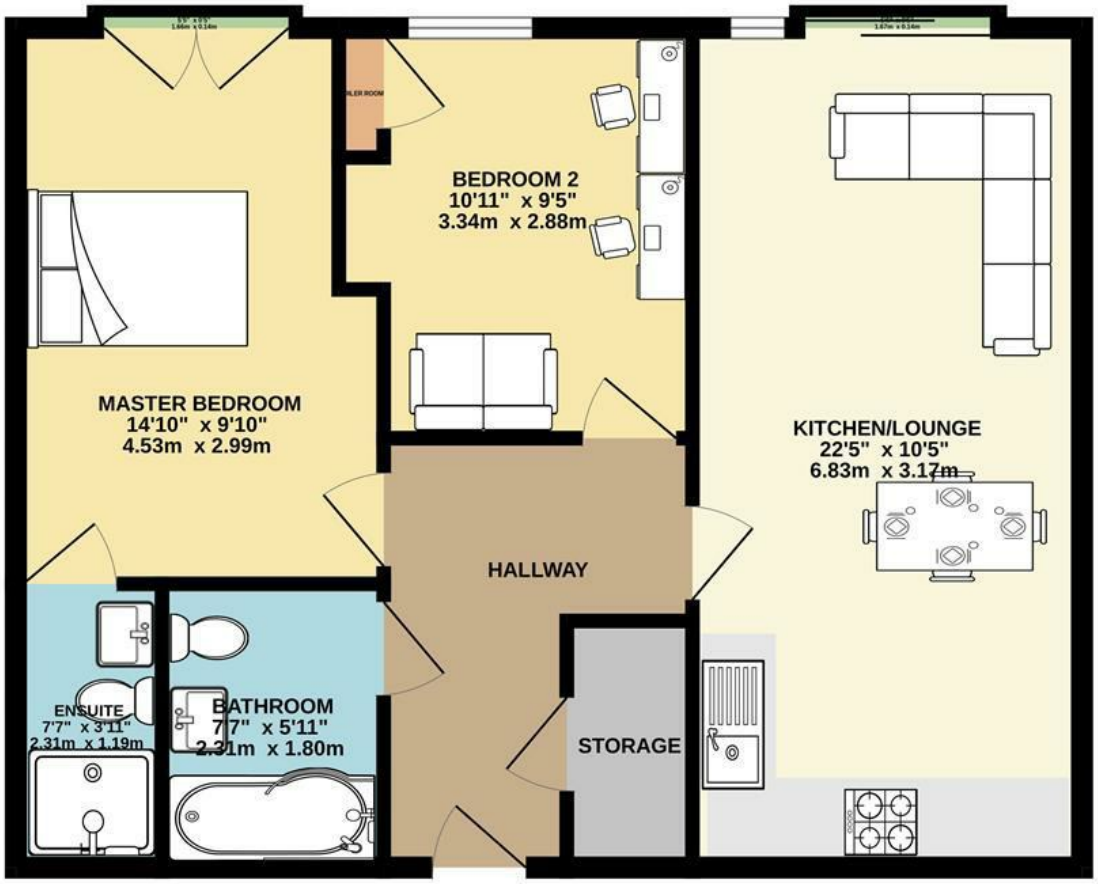


Directions



Floor Plan

FIRST FLOOR APARTMENT
638 sq.ft. (59.3 sq.m.) approx.



TWO BEDROOM & TWO BATHROOM APARTMENT

TOTAL FLOOR AREA : 638 sq.ft. (59.3 sq.m.) approx.

Whilst 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 error, 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.
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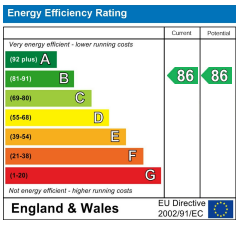

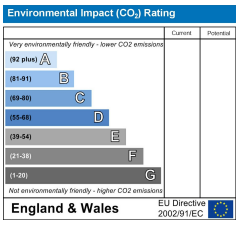

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