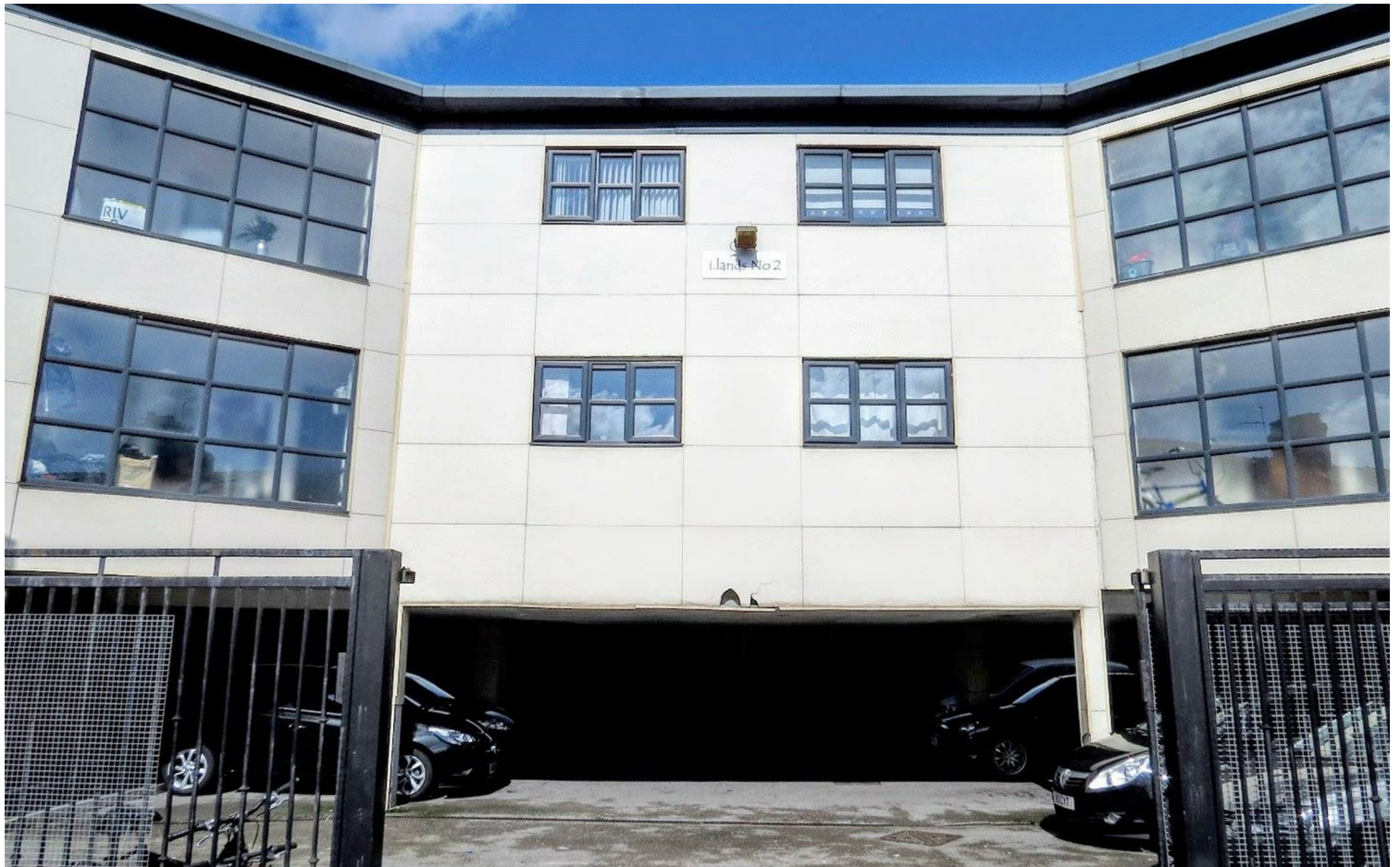


## 12 Francis Avenue, Manchester, M30 0UF



**Offers over £75,000**

Barlow White are pleased to bring to the market this TWO BEDROOM, first floor flat, briefly comprising of LOUNGE, KITCHEN, BATHROOM, ENSUITE & 2 BEDROOMS. Located by the Eccles / Monton border with the Eccles Metrolink in close proximity is offered with NO CHAIN and is currently TENANTED, so a perfect BTL investment or first time buyer opportunity. Close to good transport links including motorway, train and bus. Ideal for commuting into Manchester City Centre, Salford Quays / Media City. EPC: C To arrange a viewing please call Barlow White on 0161 7880909

### Hallway

Entrance door off communal hallway, large window to the front, ceiling lights, radiator, laminate flooring.

### Living Room

11'5" x 10'0" ( 3.5m x 3.05m)



Windows to the rear, ceiling light, radiator, laminate flooring.

### Kitchen

10'7" x 7'10" ( 3.23m x 2.39m)



Open plan to living room, with a range of light wood effect wall and floor units with laminate work surfaces, inset stainless steel sink and

drainer, integrated electric oven and gas hob with extractor fan above. Window to rear, ceiling light and wall mounted boiler, laminate flooring. Space for a washing machine, fridge / freezer

### Bedroom One

10'9" x 7'4" (3.28m x 2.25m)



Window to the rear, ceiling light, radiator, carpeted flooring.

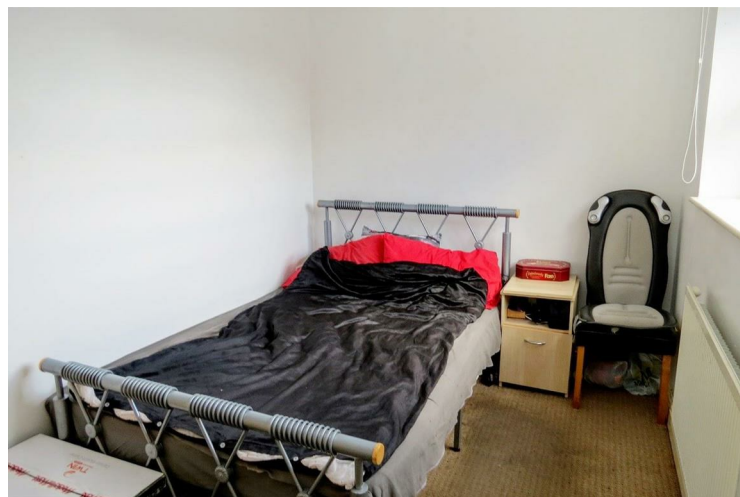
### Ensuite

3'4" x 3'2" ( 1.04m x 0.97m)

Freestanding electric shower and pedestal wash hand basin, ceiling light, vinyl flooring.

### Bedroom Two

9'11" x 8'10" (3.03m x 2.7m)



Window to the rear, ceiling light, radiator, carpeted flooring.

## Bathroom

6'7" x 6'6" (2.01m x 1.99m)



Three suite white suite with chrome fixtures & fittings, paneled bath with electric shower over, pedestal wash hand basin, W.C., spotlights, vinyl flooring.

## Externally



The property is accessed via a quiet cul de sac street, with gated access at the end of the street into the allocated parking area for the property. A ground floor communal door provides access to the communal hallway and stairs with the flat of the first floor.

