



Apt 1, 2 Thorncroft Avenue, Astley
£100,000

Miller Metcalfe
Every step of the way

Apartment 1

2 Thorncroft Avenue, Manchester

Two bedroom ground floor apartment situated in the Gin Pit village area of ASTLEY. The picturesque village offers beautiful open walks, access to sporting groups and ideally situated for those wanting to be a short walking distance to the popular guided bus way to Manchester, making this the ideal home for a wide variety of buyers.

Entry is via a communal entrance hallway, upon entering the apartment a spacious hallway leads through to the open plan living area consisting of a sitting room and a modern fitted kitchen including a range of wall and base units and space for free standing appliances. Also from the hallway is entrance to the two, well proportioned bedrooms, master benefiting an en suite shower room and three piece family bathroom. Externally well maintained communal areas including large car park offering allocated parking space and numerous visitor parking.

Please note a monthly fee of £45 is payable to the Residents Association RTM Company to cover routine duties. A further service charges of £142 is payable along with an annual ground rent fee of £142. Please kindly note, the property is currently owned under an affordable home scheme, the vendors have permissions to sell the property for the full value but the value must remain at the asking price of £100,000 and cannot be negotiated. Please also note a deed of variation may be required, which your conveyancing solicitor will be able to advise on.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

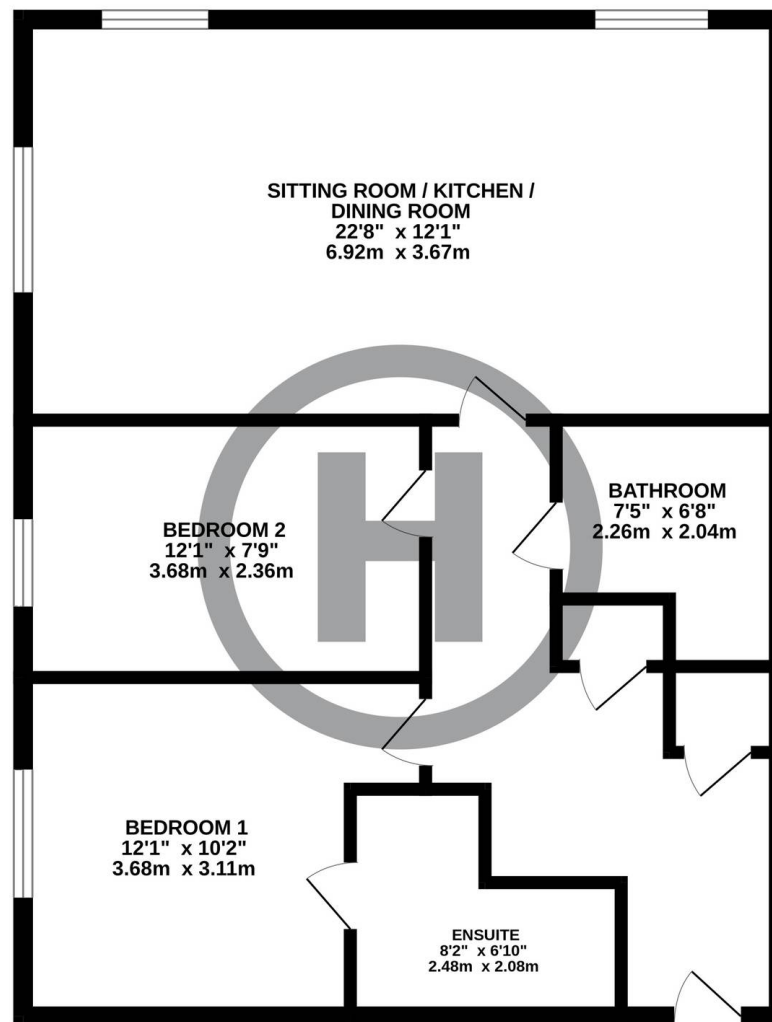








GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 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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