



**FLAT 33 3 BENCHILL ROAD**  
**MANCHESTER, M22 8BZ**

**£149,950**  
**LEASEHOLD**

Welcome to this modern apartment located on Benchill Road in the charming area of Sharston, Manchester. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking a comfortable living space.

As you enter the apartment, you will find a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The layout is designed to maximise space and light, creating a warm and inviting atmosphere throughout.

The apartment also boasts a contemporary bathroom, equipped with modern fixtures to ensure your comfort and convenience.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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