



**Meadow Court  
Hackness Road  
Manchester  
M21**

**Offers In Excess Of £175,000**

**bettermove**

# Hackness Road Manchester

Bettermove are proud to present this 1 bedroom flat in Manchester. Available with no forward chain.

The property benefits from double glazing, and electric central heating throughout and underfloor heating, with off street parking available via the residents car park.

The council tax band is A.

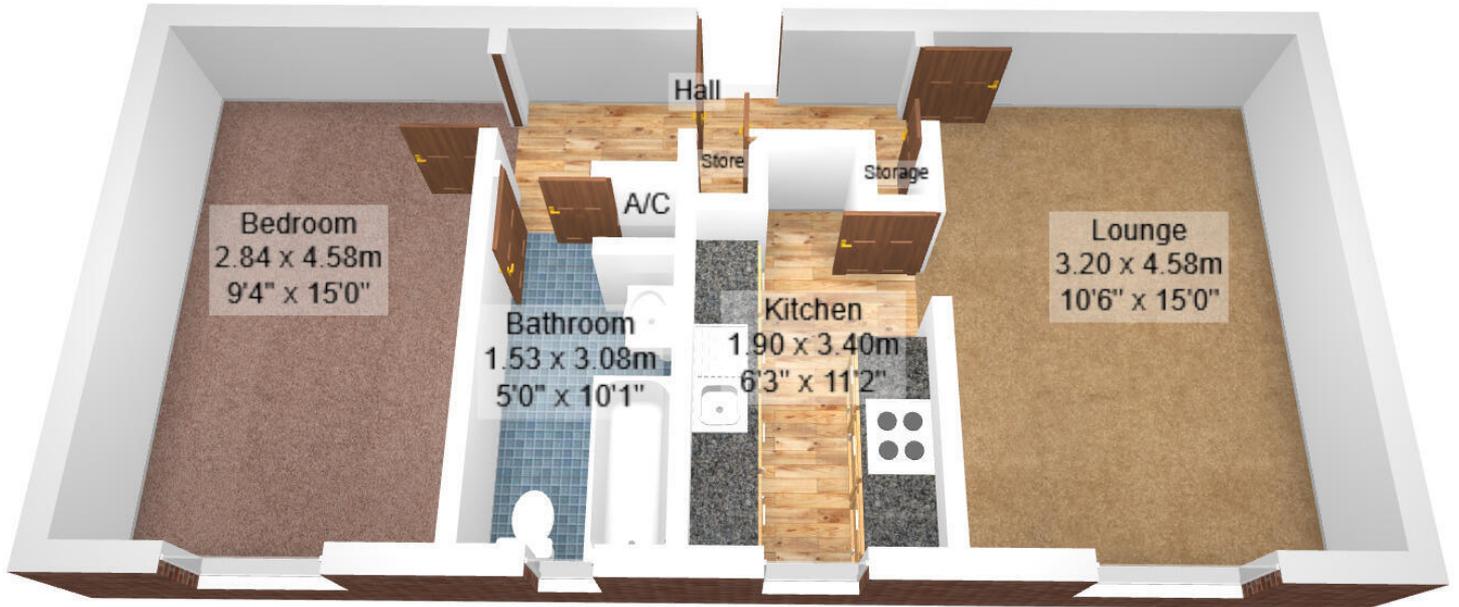
This is a leasehold property with 995 years remaining on the lease; the service charge is £190pcm.

The interior of this beautifully presented property comprises a spacious living and dining room and fitted kitchen as well as the 1 bedroom and the family bathroom.

Located in the popular city of Manchester, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Trafford Park train station (2.1 miles), various bus and tram stops and the M60.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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