

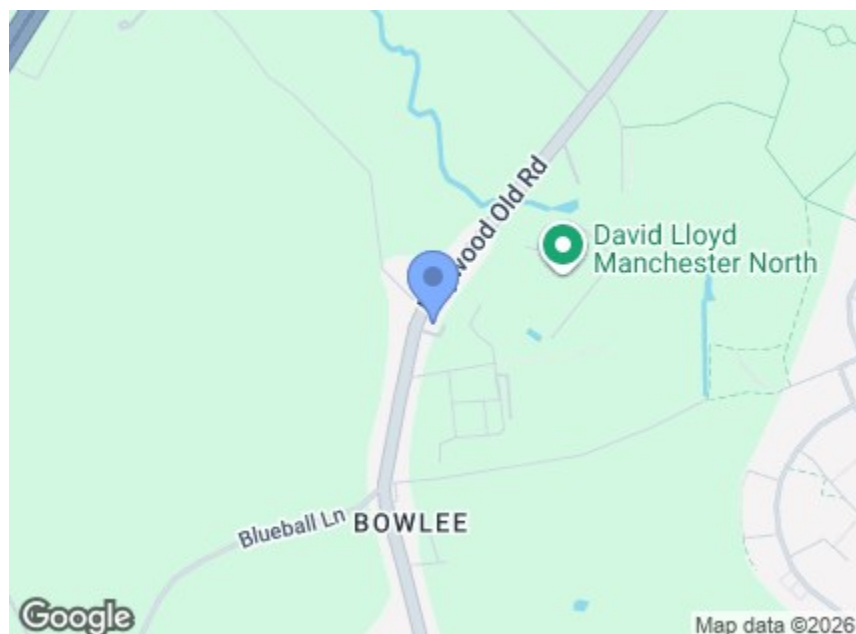


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**Directions**

Postcode - M24 4QG What3 words - ///clocks.newly.highs

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

**Ground Floor (Rear) 342 Heywood Old Road**  
Middleton, Manchester, M24 4QG

**£275,000**



- Ground floor apartment within an exclusive development of just ten luxury residences
- High specification finish throughout, designed by the renowned Atbrook Estates
- Semi-rural location on Heywood Old Road, offering a peaceful yet convenient setting
- Set within beautifully landscaped and well-maintained communal grounds
- Private patio area with direct access, overlooking the communal rear gardens
- Spacious and well-proportioned accommodation ideal for modern living
- Excellent access to local amenities, transport links and Manchester City Centre
- Resident parking with modern outdoor lighting providing a secure and welcoming environment

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Ground Floor (Rear) 342 Heywood Old Road Middleton, Manchester, M24 4QG

Charles Louis Homes are delighted to present this superb ground floor apartment within an exclusive development of ten apartments, situated in the prestigious and semi-rural Heywood Old Road area of Middleton. Designed and finished to the highest standard by Atbrook Estates, this apartment offers the perfect balance of countryside living, excellent access to local amenities, and a convenient commute into Manchester City Centre.

This beautifully appointed ground floor apartment benefits from the same exceptional design and high-quality finish found throughout the development, with the added advantage of direct access to a private patio area, ideal for outdoor dining or relaxing. The patio overlooks the well-maintained communal rear gardens, providing a peaceful and private outlook.

Travis Court is set within manicured grounds, featuring attractive leafy green communal spaces to the rear and side, along with a covered communal patio area for residents to enjoy. The development also offers resident parking to the front, complemented by landscaped surroundings and modern outdoor lighting, creating a welcoming and secure environment.

## General

- Integrated Freeview and Sky TV reception system
- Individual apartment intruder alarm system
- Secure access entrance control system
- LED integrated lighting
- Grey oak parquet laminate flooring

## Kitchen

- Appleton designer fitted kitchen
- Solid quartz worktops
- Bosch, NEFF and Siemens appliances

## Bathroom

- Fully tiled
- Separate bath and shower
- Integrated WC and vanity unit
- Brushed brass accessories
- Concealed thermostatic valve, rainwater shower head & handset
- Overflow Bath Filler
- Electric Towel Rail

## External

- Landscaped gardens and planting
- Communal outdoor patio
- Allocated parking
- Garden, car park and pathways lighting system

