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9 STATION CLOSE
Manchester, M26 4GW
Offers In The Region Of £130,000

9 STATION CLOSE

Property at a glance

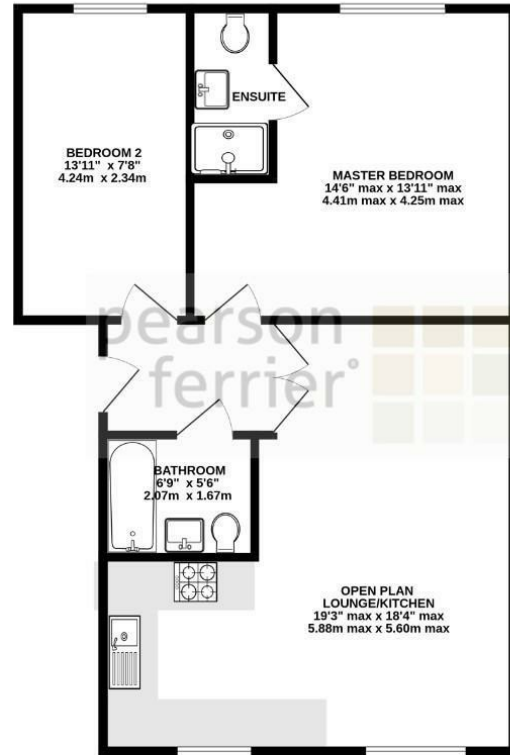
- Top floor deceptively spacious purpose built apartment
- two generous sized bedrooms (master fitted and with en-suite shower room)
- PVC double glazing & GCH system
- spacious open plan lounge/kitchen with integrated appliances
- modern stylish family bathroom
- off road parking for one car
- mature communal gardens
- within walking distance of Radcliffe met station providing easy access to Manchester City centre and beyond on onward chain
- ideally suit FTB or buy to let property investor
- viewing a must!!!

A deceptively spacious two-bedroom top floor apartment constructed by Wainhomes circa 2006/2007 conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks including Radcliffe met station which is only a short walk away and provides easy access to Manchester City centre and beyond. Early viewing is highly recommended and further features include: PVC double glazing, gas central heating system, spacious open plan lounge/kitchen with integrated appliances, two generous sized bedrooms (master fitted and with en-suite shower room) and a modern stylish family bathroom. Outside - allocated off road parking for one car and mature communal gardens. The accommodation briefly comprises: communal entrance hallway with staircase leading to the apartment, reception hallway leading into the apartment, open plan lounge/kitchen, two generous sized bedrooms (master fitted and with an en-suite shower room) and family bathroom. Outside - allocated off road parking for one car and mature communal gardens.





GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 664 sq ft. (61.7 sq m.) approx.
While 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.
Knapwell Homes ©2024

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
102 plus	A			102 plus	A		
81-101	B	81	81	101-110	B		
69-80	C			100-109	C		
55-68	D			100-109	D		
39-54	E			100-109	E		
21-38	F			100-109	F		
1-20	G			100-109	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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