



pearson
ferrier®



5 NEWBRIDGE CLOSE
Manchester, M26 2WB
£99,950

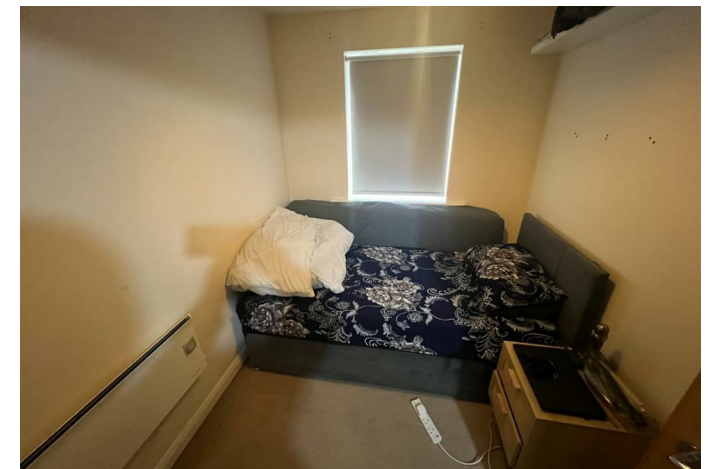
5 NEWBRIDGE CLOSE

Property at a glance

- first floor modern apartment
- two generous sized bedrooms
- PVC double glazing & electric heating
- open plan lounge/kitchen with integrated appliances
- modern bathroom inc shower over bath
- allocated off road parking for one car & communal gardens
- investment opportunity generating a gross rental income of £8700 per annum
- viewing a must!!!

INVESTMENT OPPORTUNITY**INVESTMENT OPPORTUNITY*****INVESTMENT OPPORTUNITY***

A modern built two-bedroom floor floor apartment 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 and from Manchester City Centre and surrounding areas. The property is being sold with the current tenants to remain in situ currently paying £725 PCM generating a gross rental income of £8,700 per annum. Early viewing is highly recommended and further features include: PVC double glazing, electric heating, open plan lounge/kitchen with integrated appliances, two generous sized bedrooms and a modern family bathroom. Outside - allocated parking for one car and communal gardens. The accommodation briefly comprises: communal entrance hallway with staircase leading to the apartment, reception hallway into the apartment, lounge/kitchen, two generous sized bedrooms and bathroom. Outside - allocated parking for one car and communal gardens.





Recommended actions

We can confirm your boundary is:

- located on the coalfield
- not within the Cheshire Brine Compensation District

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Screen reference: MRP410

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The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire NG18 4RG

FIRST FLOOR
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.6 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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| 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 | | | |
| (92 plus) A | | | | (B2 plus) A | | | |
| (81-91) B | | | | (B1-B3) B | | | |
| (69-80) C | | | | (D4-D6) C | | | |
| (55-68) D | | | | (D1-D3) D | | | |
| (39-54) E | | | | (E1-E3) E | | | |
| (21-38) F | | | | (F1-F3) F | | | |
| (1-20) G | | | | (G1-G3) G | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | 77 | 77 | England & Wales | EU Directive 2002/91/EC | | |

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