



pearson  
ferrier®



12 REDCOT COURT  
Manchester, M45 7JY  
£1,250 Per Calendar Month



# 12 REDCOT COURT

## Property at a glance

- GROUND FLOOR APARTMENT
- RECENTLY MODERNISED
- 2 DOUBLE BEDROOMS
- ENSUITE BATHROOM
- OPEN PLAN KITCHEN DINER
- QUIET SOUGHT AFTER LOCATION
- UNFURNISHED
- AVAILABLE NOW

This stylish, newly modernised 2-bedroom ground floor flat is tucked away in a quiet, sought-after Whitefield location within a small apartment block. Ideal for professionals, this unfurnished property features a modern en suite bathroom with shower over, a contemporary shower room, and state-of-the-art kitchen with an open-plan kitchen-diner perfect for relaxed living or entertaining. The kitchen has high end integrated appliances - fridge freezer and washer dryer (John Lewis), oven, hob, integrated dishwasher (Bosch). The two generous bedrooms include a main with en suite, and the ground floor offers easy access. Designated parking space included. Detached garage can be used at an additional cost of £40 per month if required. With excellent motorway links and proximity to Whitefield, Prestwich, Bury, and Bolton, this lovely property is available immediately. Contact us to view!

### Additional Information:

Available now. The EPC rating is band D. Council tax band C. Please note that you will be required to pay a Holding Deposit equivalent to one weeks rent to secure the property.







Radcliffe Office  
44 Blackburn Street Radcliffe, Manchester, M26 1NQ  
Telephone: 0161 725 8155  
Fax: #  
Email: radcliffe@pearsonferrier.co.uk

[www.pearsonferrier.co.uk](http://www.pearsonferrier.co.uk)

All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.

