



pearson  
ferrier®



2 HAMBLE CROFT  
Radcliffe, M26 1QJ  
£725 Per Calendar Month



## 2 HAMBLE CROFT

### Property at a glance

- GROUND FLOOR APARTMENT
- ONE BEDROOM
- PVC DOUBLE GLAZING
- MODERN FITTED KITCHEN
- ALLOCATED PARKING & COMMUNAL GARDENS
- MODERN STYLISH SHOWER ROOM
- AVAILABLE NOW

We are pleased to bring to the rental market this modern built, ground floor one bedroom apartment located in the highly sought after Stoneclough Village yet conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks including the nearby motorway networks providing easy access to and from Manchester city centre and surrounding areas and Kearsley railway station. Features include: PVC double glazing, electric heating, feature open plan kitchen/diner with integrated appliances, one double bedroom, and a modern stylish three piece shower room. Outside - allocated parking for one car and communal gardens. The accommodation briefly comprises: communal entrance hallway, reception hallway into the apartment, lounge/kitchen, one double bedroom and a modern stylish three piece shower room.

Outside - private parking and communal gardens. Convenient location for Bury, Bolton and Manchester town centres, it is close to all the local amenities. The property benefits electric heating and is UPVC double glazed throughout.

### ADDITIONAL INFORMATION

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







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