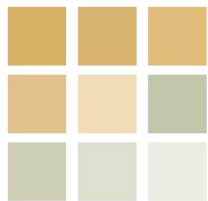




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FLAT 8 THE LANDMARK 18 NEW ROAD
Manchester, M26 1QG
Offers In The Region Of £110,000

18 NEW ROAD

Property at a glance

- top floor apartment
- two bedrooms
- PVC double glazing & electric heating
- modern fitted kitchen with stainless steel integrated appliances
- modern family bathroom
- communal gardens and allocated parking
- newly decorated & carpeted throughout
- offered for sale with vacant possession & no upward chain
- ideally suit FTB or BTL property investor

Pearson Ferrier are delighted to bring to the market this top-floor apartment located in the highly sought-after Landmark development on New Road, Radcliffe, positioned close by to all local amenities including Radcliffe Metrolink station which is only a stones throw away providing easy access into Manchester City Centre.

Newly decorated and carpeted throughout, this spacious two-bedroom apartment is ready to move straight into and is offered with vacant possession and no upward chain, making it an ideal purchase for first-time buyers or buy-to-let investors.

The accommodation benefits from PVC double glazing and electric heating, and comprises a bright lounge area, a modern fitted kitchen complete with stainless steel integrated appliances. There are two well-proportioned bedrooms and a contemporary family bathroom.

Externally, the development offers well-maintained communal gardens and allocated parking, providing both convenience and security.

A fantastic opportunity in a popular and convenient location — early viewing is highly recommended.





602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 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
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
45-54	E		
35-44	F		
21-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
45-54	E		
35-44	F		
21-34	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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.