



pearson
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1 NEWBRIDGE CLOSE
Manchester, M26 2WB
Offers Over £110,000

1 NEWBRIDGE CLOSE

Property at a glance

- ground floor modern apartment
- two generous sized bedrooms
- PVC double glazing & electric heating
- open plan lounge with media wall
- modern fitted kitchen with integrated appliances and built in breakfast bar
- modern bathroom inc shower over bath
- allocated off road parking for one car & communal gardens
- ideally suit FTB or buy to let property investor
- viewing a must!!!

A beautifully presented and much improved modern built two-bedroom ground 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. Early viewing is highly recommended and further features include: PVC double glazing, electric heating, open plan lounge with media wall, modern fitted kitchen with integrated appliances and built in breakfast bar, two generous sized bedrooms and a modern family bathroom. Outside - allocated parking and communal gardens. The accommodation briefly comprises: communal entrance hallway, reception hallway into the apartment, lounge/kitchen, two generous sized bedrooms and bathroom. Outside - allocated parking for one car and communal gardens.





GROUND 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	(81-91) B			(B2 plus) A			
(81-91) B	(69-80) C	77	77	(B1-91) B			
(69-80) C	(55-68) D			(B1-91) B			
(55-68) D	(39-54) E			(B1-91) B			
(39-54) E	(21-38) F			(B1-91) B			
(21-38) F	(1-20) G			(B1-91) B			
(1-20) G				(B1-91) B			
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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