



## Stonemere Drive, Manchester, Lancashire M26 1QX Offers in excess of £120,000

A well presented, two bedroom first floor apartment situated within the sought after development of Stand Lane in Radcliffe. The property is convenient to Radcliffe town centre with all of its local amenities, shops, schools and great transports links. The property comprises: hallway, lounge, kitchen, two bedrooms and a three piece bathroom suite with a shower over the bath. The development benefits from secure door access and is surrounded by lovely gardens, trees and a golf course. The property benefits from uPVC double glazing, electric heating and intercom access.

This property is also suitable for investors as it is currently let out and has a rental income per annum of £8340.00 however there is room to increase due to the current market. The apartment can be sold with the current tenancy in place or with vacant possession.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment.



**Disclaimer:**

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

**Tenure:**

Leasehold

150 years from 01/01/2007

Ground Rent of £350 per annum

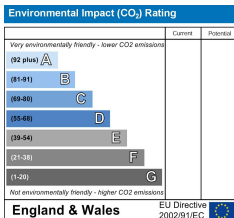
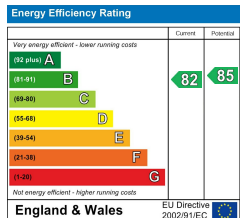
Service Charges of £113.00 per month

**Possession:**

Vacant possession upon completion

**Viewing:**

Viewing strictly by appointment through Lifestyle Sales and Lettings



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