



Fernside Court, Radcliffe, Manchester M26 1QF

Price £115,000

A superb, spacious two-bedroom second floor apartment situated in a popular location in Stoneclough near Radcliffe and within easy access to the surrounding local amenities and Manchester City Centre. The property comprises hallway, W.C., utility room, kitchen, an open plan lounge and dining area, two bedrooms, a three-piece bathroom suite with a shower over the bath and an ensuite to the main bedroom. The property benefits from gas central heating, double glazing, neutral decoration, and neutral flooring. Externally there is an allocated car parking space and a communal garden/shrubbery area.

This property is also suitable for investors as it is currently being let out and has a rental yield per annum of £9900.00.

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

Kitchen

8'10" x 8'6" (2.70 x 2.60)

Lounge/Dining Room

12'1" x 19'0" (3.70 x 5.80)

W.C.

5'6" x 4'7" (1.70 x 1.40)

Utility

5'6" x 3'11" (1.70 x 1.20)

Bedroom 1

10'9" x 10'2" (3.30 x 3.10)

Bathroom

7'6" x 4'11" (2.30 x 1.50)

Bedroom 2

9'6" x 18'0" (2.90 x 5.50)

Ensuite

5'6" x 6'6" (1.70 x 2.00)

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

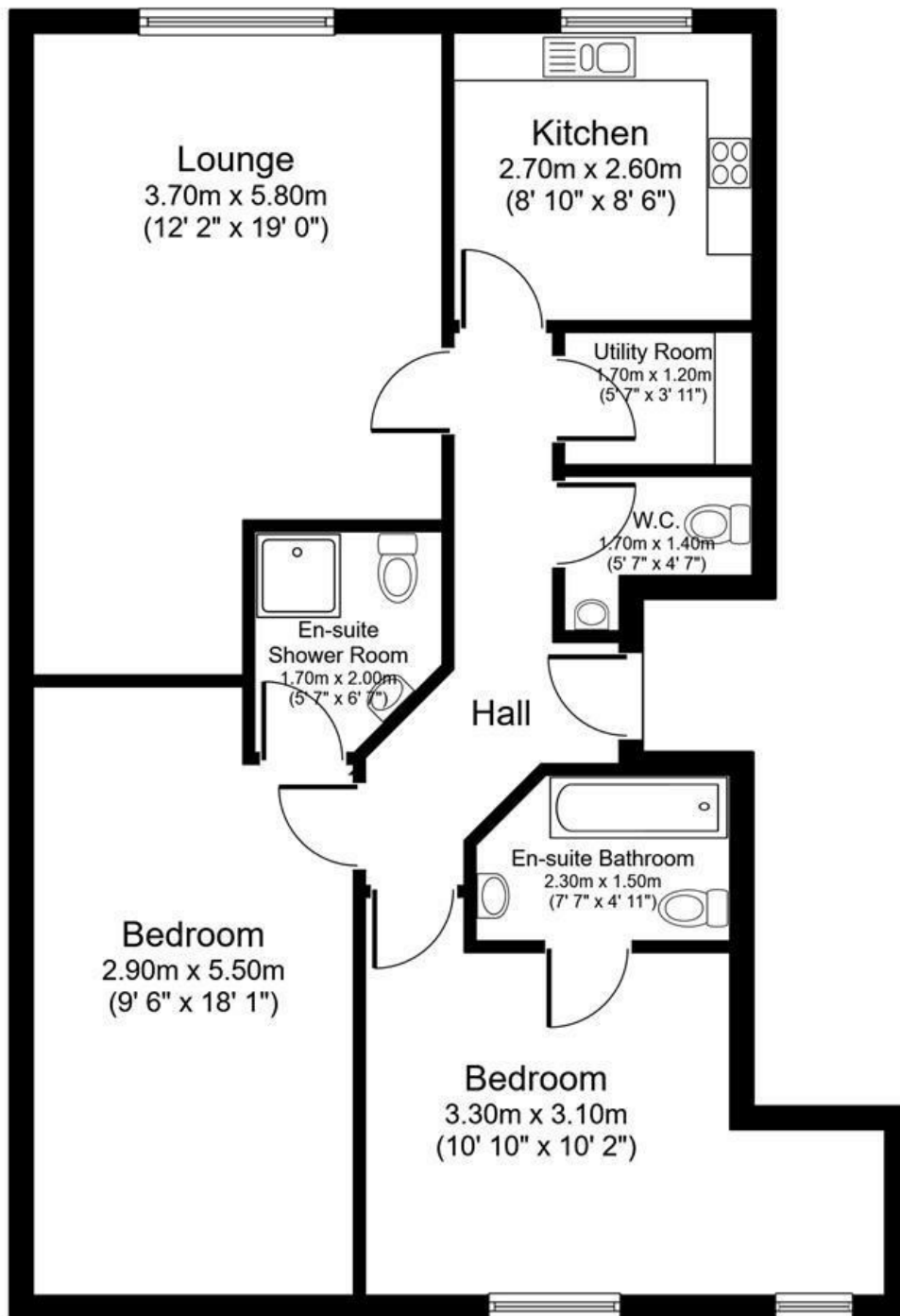
Possession:

Vacant possession upon completion

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

Total floor area 73.1 sq.m. (787 sq.ft.) approx



Floor Plan

Created using Vision Publisher™

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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