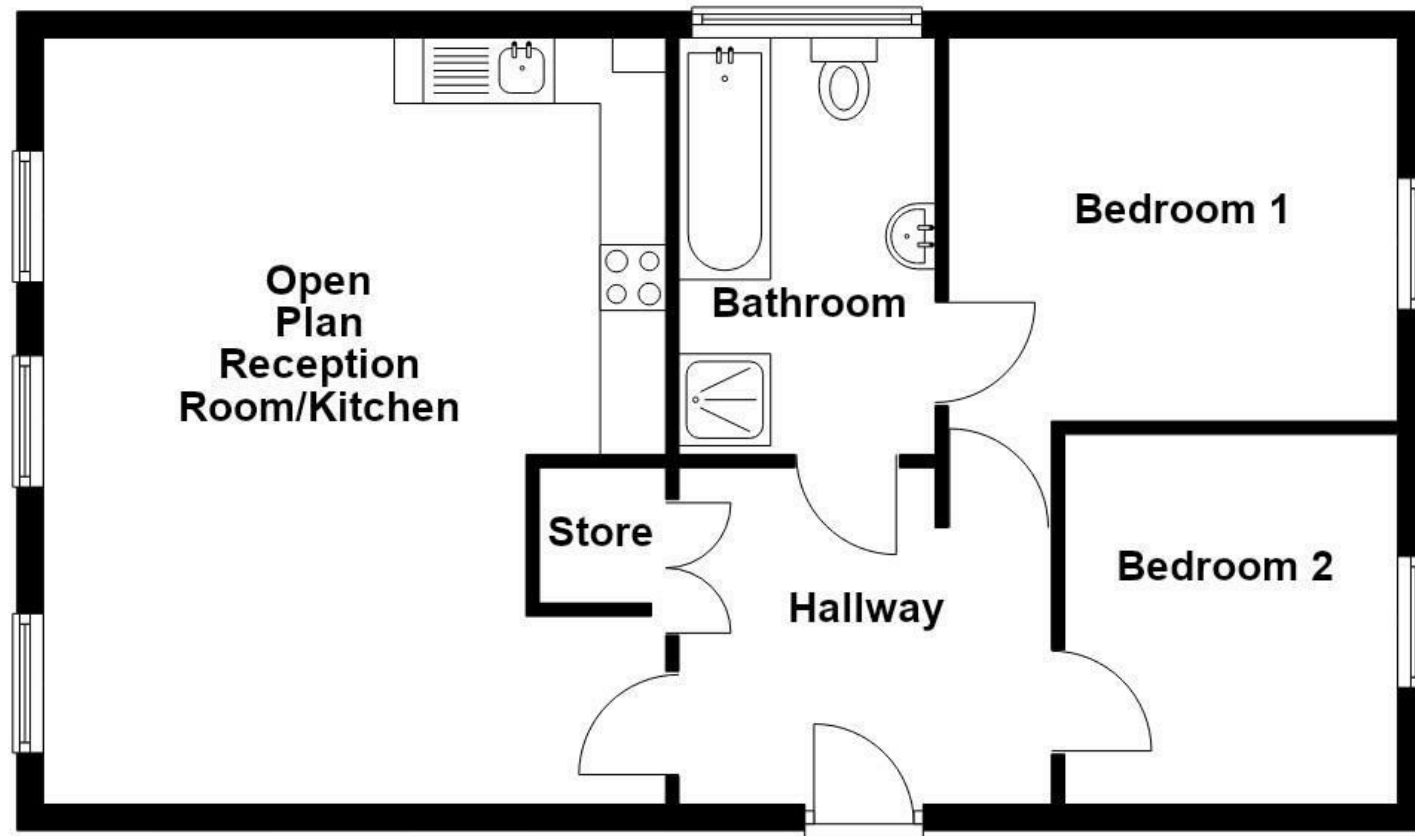


Ground Floor



Total area: approx. 58.7 sq. metres (631.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Selside Court, Radcliffe, M26 1QT

£130,000

A WONDERFUL TWO BEDROOM TOP FLOOR APARTMENT NOW AVAILABLE

Welcome to Selside Court, a charming two-bedroom apartment that presents an excellent opportunity for both professionals and investors alike. This delightful property is ideally situated, offering convenient access to essential network links, making it perfect for those who commute to Manchester and beyond. Upon entering the apartment, you will find that it has been finished to a good standard, ensuring a comfortable and stylish living environment. The well-designed layout maximises space and light, creating a welcoming atmosphere throughout. Each bedroom is generously sized, providing ample room for relaxation and rest. The location of Selside Court is particularly advantageous, as it allows for easy travel to Manchester, making it an ideal choice for those who work in the city but prefer a quieter residential setting. The surrounding area boasts a variety of local amenities, including shops, cafes, and parks, enhancing the overall appeal of this property. Whether you are looking to invest in a rental property or seeking a new home, this apartment at Selside Court is a fantastic option. With its modern finishes, prime location, and suitability for professionals, it is sure to attract interest. Do not miss the chance to view this lovely apartment and discover all that it has to offer. Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

Selside Court, Radcliffe, M26 1QT

£130,000

 2  1  1  D

- Council Tax Band - B
 - Off Road Parking
 - Modern Fitted Kitchen And Four Piece Bathroom Suite
 - Access To Major Network Links
- EPC Rating - D
 - Perfect First Time Home Or Investment Opportunity
 - Top Floor Apartment
- Tenure - Leasehold
 - Two Well Proportioned Bedrooms
 - Close Proximity To Local Amenities

Ground Floor

Hallway
9'4x8'5 (2.84mx2.57m)

Open Plan Reception Room/Kitchen
19'3x14'3 (5.87mx4.34m)

Bedroom One
9'7x11'3 (2.92mx3.43m)

Bedroom Two
9'3x8'4 (2.82mx2.54m)

Bathroom
6'5x10'5 (1.96mx3.18m)

Exterior

Front
Paved path leading to building entrance and designated parking space.

