



**Peggy Lane, NORTHENDEN, Greater Manchester,  
M22**

**Guide Price: £175,000**

*Leasehold*



## Peggy Lane, NORTHENDEN, Greater Manchester, M22

Nestled in the heart of Northenden Village, this stylish one-bedroom apartment offers contemporary living in a desirable riverside location. Situated on the second floor of a well-maintained development, the property benefits from gated parking, lift access, and is offered to the market with no onward chain, making it ideal for first-time buyers, downsizers, or investors alike.

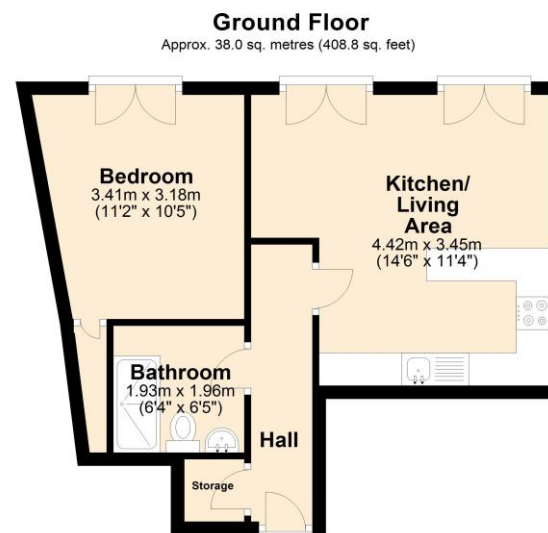
Upon entering, you are greeted by a welcoming entrance hall complete with a telephone video intercom system for added security and convenience and a large storage cupboard, plumbed for a washing machine.

The heart of the home is the open-plan living area, thoughtfully designed to create a light and spacious environment. The kitchen is fitted with a stylish range of base and eye-level units, integral appliances, and a breakfast bar, perfect for informal dining. The living/dining area enjoys plenty of natural light through two Juliet balconies that offer delightful views over the River Mersey.

The main bedroom is a generously sized double, featuring its own Juliet balcony and a large built-in storage cupboard, providing both comfort and practicality. The bathroom is fitted with a modern suite, including a large shower enclosure, WC, and wash hand basin, all finished to a high standard.

Perfectly positioned close to the River Mersey, this apartment combines tranquil surroundings with convenient access to Northenden's range of shops, cafes, and transport links.

- Leasehold
- 200 years from 10 April 2014
- Service Charge: £1,416.00
- Ground Rent: £95.00 per year
- EPC Grade C
- Council Tax Band A



Total area: approx. 38.0 sq. metres (408.8 sq. feet)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.