

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

**Guide Price: £170,000**

*Leasehold*

# Peggy Lane, NORTHENDEN, Greater Manchester, M22

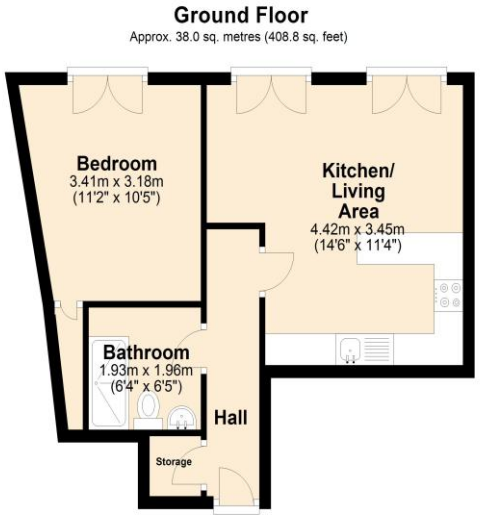
Nestled in the heart of Northenden Village, this stylish one-bedroom apartment offers contemporary living in a desirable riverside location. Situated on the second floor of a well-maintained development, the property benefits from gated parking, lift access, and is offered to the market with no onward 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.




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

- Leasehold
- 200 years from 10 April 2014
- Service Charge: £1,531.32pa
- Ground Rent: £95.00 per year
- EPC Grade C
- Council Tax Band A



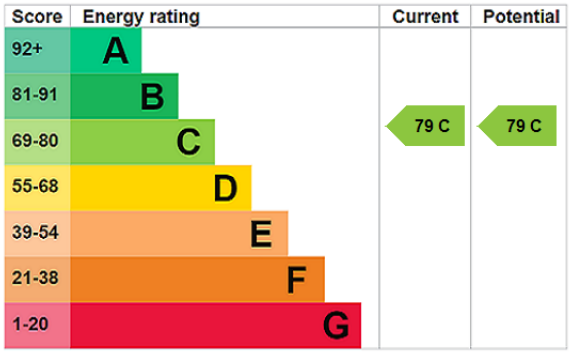














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**Disclaimer**
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