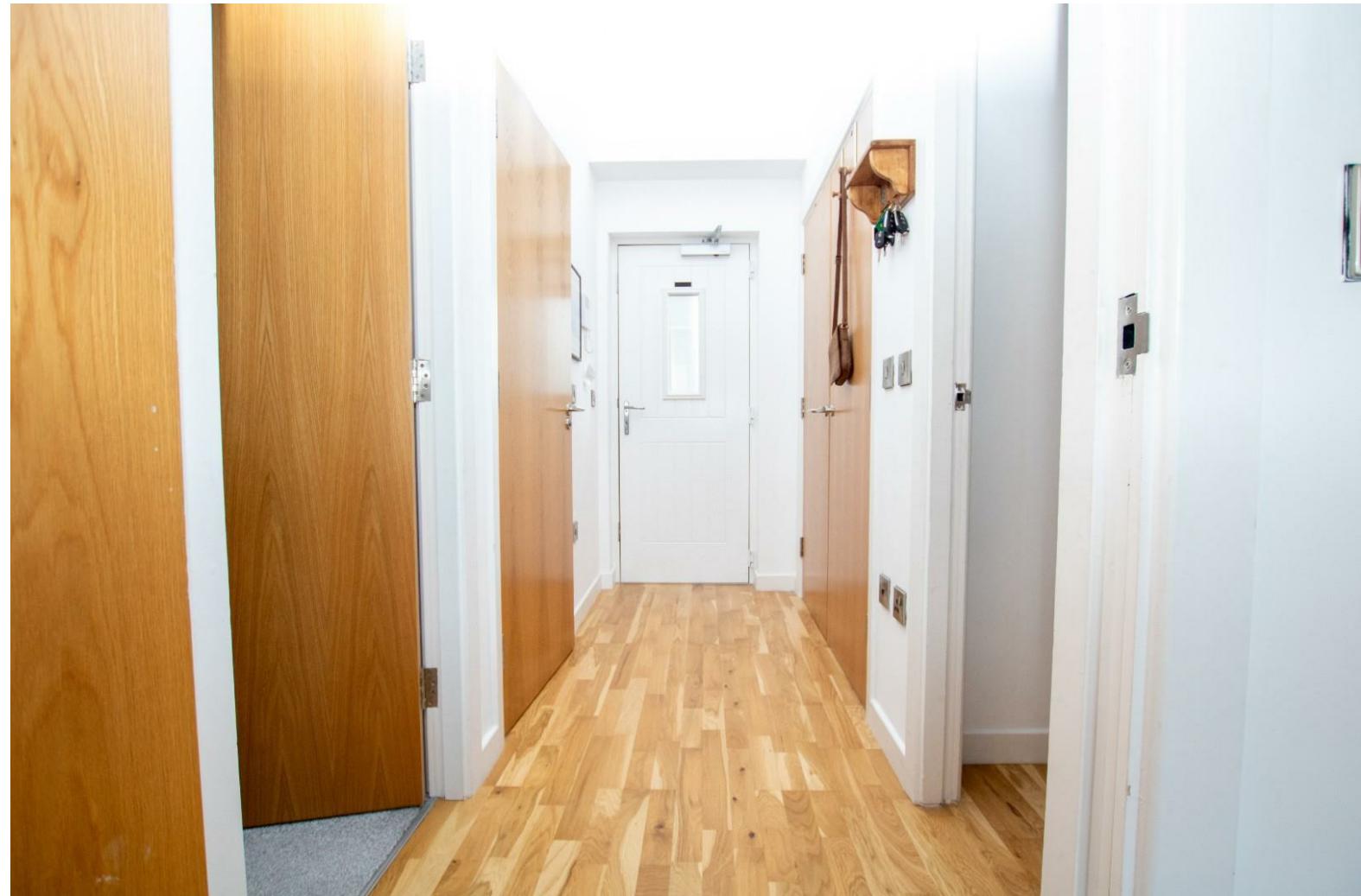


# HUNTERS®

HERE TO GET *you* THERE



8 Peggy Lane

Manchester, M22 4FE

£235,000



Council Tax: B



# Ryder Court 8 Peggy Lane

Manchester, M22 4FE

£235,000



Nestled in the vibrant heart of Northenden, this charming flat on Peggy Lane offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for couples or small families seeking a welcoming home. The flat features a spacious reception room, providing an inviting space for relaxation and entertaining guests.

One of the standout features of this property is the presence of two modern bathrooms, ensuring that morning routines are both efficient and comfortable. The flat is designed to cater to the needs of contemporary living, making it a practical choice for those who value both style and functionality.

For those with vehicles, the secure parking area, complete with an electrical charging point, adds an extra layer of convenience, particularly for electric car owners. Living in Northenden means you will enjoy a community atmosphere, with local shops, parks, and amenities just a stone's throw away.

The property further benefits from a generously sized loft space, offering valuable additional storage.

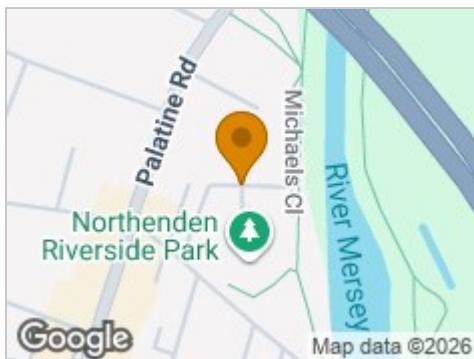
This flat is not just a place to live; it is a lifestyle choice that offers both tranquillity and accessibility. Whether you are looking to settle down or invest in a property that meets the demands of modern life, this flat on Peggy Lane is a splendid opportunity not to be missed.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed

- MODERN FLAT
- BACKS ONTO NORTHENDEN RIVERSIDE PARK
- 0.2 MILES TO LOCAL SHOPS, BARS & RESTAURANTS
- ATTIC STORAGE
- SECURE PARKING
- ELECTRICAL CAR CHARGING PORT
- SERVICE CHARGE £130 PM
- GROUND RENT £95 PA
- EPC - C
- COUNCIL TAX - B



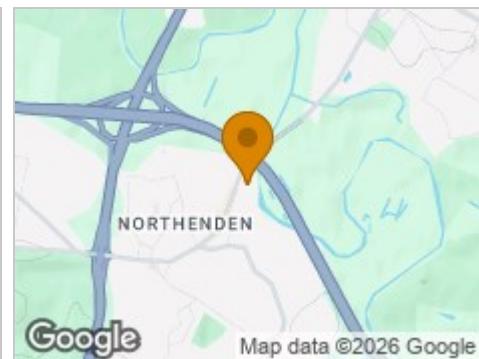
## Road Map



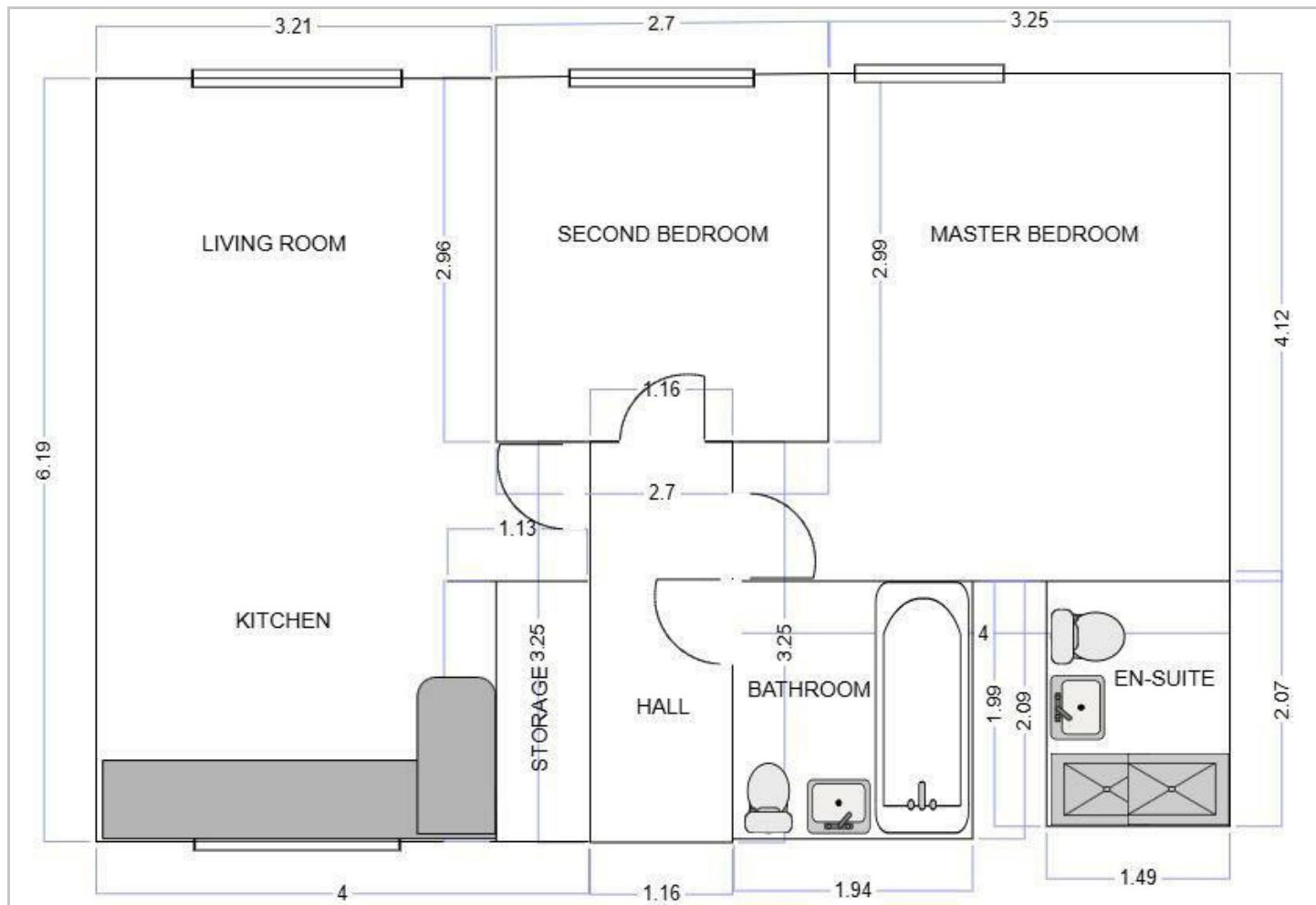
## Hybrid Map



## Terrain Map



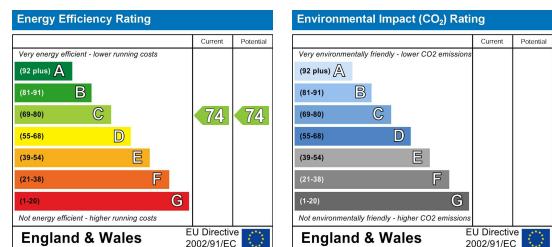
## Floor Plan



## Viewing

Please contact our Hunters South Manchester Office on 0161 945 9000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.