



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	85
(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	

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.

## Stonemere Drive, Manchester, M26 1QY

### Offers Over £120,000

AN UNMISSABLE APARTMENT IN RADCLIFFE

Nestled in the charming area of Stonemere Drive, Radcliffe, Manchester, this well-maintained first-floor apartment presents an excellent opportunity for professionals seeking a comfortable and convenient living space. The property boasts two inviting bedrooms, providing ample room for relaxation and rest. The single reception room offers a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The apartment features a well-appointed bathroom, ensuring that all your daily needs are met with ease. One of the standout features of this property is the on-site parking, a rare find that adds to the convenience of urban living.

With its prime location, this home is ideally situated for those who commute, offering easy access to local amenities and transport links. Whether you are looking to settle down or seeking an investment opportunity, this property is perfect for professionals who value both comfort and accessibility.

Do not miss the chance to make this delightful apartment your new home.

# Stonemere Drive, Manchester, M26 1QY

Offers Over £120,000

 2  1  1  B

- Tenure Leasehold
- Council Tax Band A
- EPC Rating B
- Allocated Off Road Parking
- Spacious First Floor Apartment
- Sought After Area
- Two Well Proportioned Bedrooms
- Ideal Home For A Couple Or Single Occupancy
- Fitted Kitchen And Three Piece Bathroom Suite
- Easy Access To Major Commuter Routes

## Entrance Hall

16'4 x 6'8 (4.98m x 2.03m)

## Reception Room

14'7 x 12'4 (4.45m x 3.76m)

## Kitchen

9' x 8'4 (2.74m x 2.54m)

## Bedroom One

13'10 x 8'3 (4.22m x 2.51m)

## Bedroom Two

8'4 x 7'5 (2.54m x 2.26m)

## Bathroom

9'10 x 4'11 (3.00m x 1.50m)



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