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41 THE PARKLANDS
Manchester, M26 1QB
Offers In The Region Of £155,000

41 THE PARKLANDS

Property at a glance

- deceptively spacious top floor apartment
- two generous sized bedrooms (both bedrooms with fitted wardrobes & master with a recently installed ensuite)
- secure gated development in the heart Stoneclough Village
- PVC double glazing & GCH system
- spacious lounge with Juliet balcony with views overlooking the private communal gardens
- spacious breakfast kitchen with integrated appliances
- separate utility room
- modern stylish family bathroom
- private allocated parking for two cars and private communal gardens
- viewing a must!!

Located within a secure gated development in the heart of Stoneclough Village, this deceptively spacious two-bedroom top floor apartment offers modern living in a sought-after residential setting. Ideally positioned for access to local amenities, including schools, shops and transport links such as Kearsley railway station and the nearby motorway network, making it perfect for commuters travelling into Manchester city centre and beyond.

The accommodation comprises a welcoming reception hallway, a spacious lounge with Juliet balcony, and a modern breakfast kitchen fitted with integrated appliances, complemented by a useful separate utility room. There are two generous double bedrooms, both featuring fitted wardrobes, with the master bedroom benefiting from a recently installed stylish en-suite bathroom, plus a modern family bathroom.

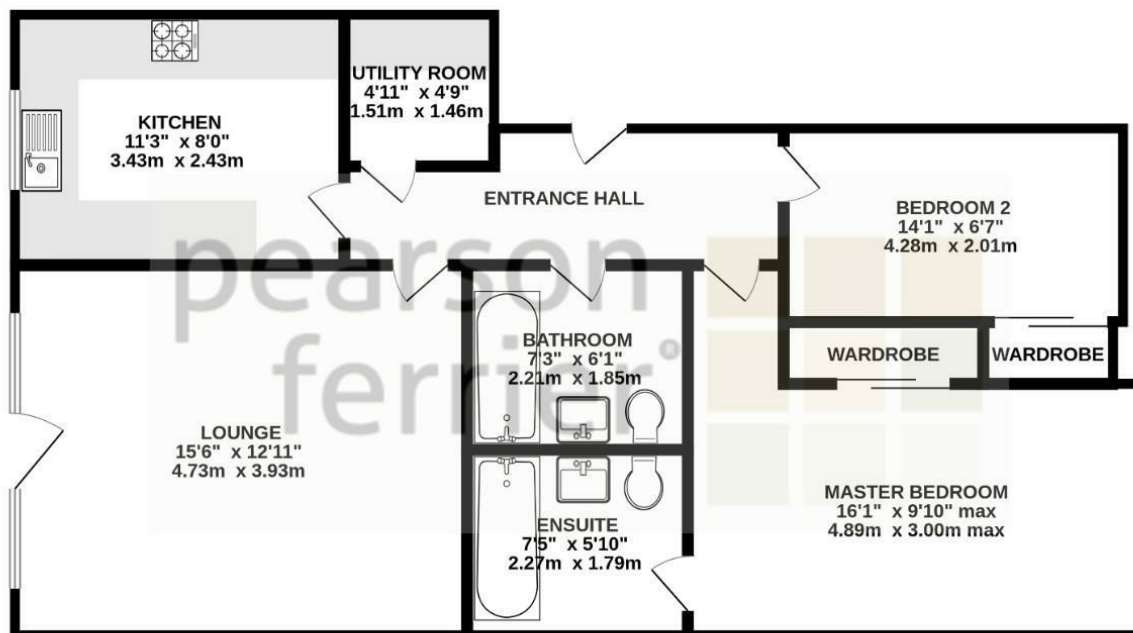
Externally, the property enjoys well-maintained communal gardens and benefits from allocated parking for two vehicles within this secure gated development.

This impressive apartment would make an ideal home for first-time buyers, professionals, or those looking to downsize in a highly desirable location.

Early viewing is highly recommended to appreciate the space, setting, and standard of accommodation on offer.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
35-44	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
35-44	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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