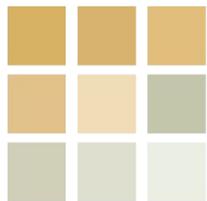




pearson  
ferrier®



8 SELSIDE COURT  
Manchester, M26 1QT  
Offers In The Region Of £100,000

# 8 SELSIDE COURT

## Property at a glance

- modern ground floor apartment
- two bedrooms
- constructed circa 2006 by Countryside Properties
- located within a highly sought-after development in the heart of Stoneclough Village
- in need of refurbishment
- excellent access to a wide range of local amenities, including local shops, schools, pubs and restaurants
- For commuters, the property is conveniently located close to nearby motorway networks and Kearsley railway station, providing easy access into Manchester City Centre.
- Also benefits from pleasant walks along the canal and surrounding countryside, making it ideal for those who enjoy outdoor leisure
- offered for sale with vacant possession and no upward chain

A fantastic opportunity to purchase this modern ground floor apartment, constructed circa 2006 by Countryside Properties, located within a highly sought-after development in the heart of Stoneclough Village.

The property offers two well-proportioned bedrooms and well-planned accommodation throughout, although it is in need of refurbishment, presenting an ideal opportunity for buyers looking to update and personalise the property to their own taste.

Perfectly positioned, the apartment enjoys excellent access to a wide range of local amenities, including local shops, schools, pubs and restaurants. For commuters, the property is conveniently located close to nearby motorway networks and Kearsley railway station, providing easy access into Manchester city centre. The location also benefits from pleasant walks along the canal and surrounding countryside, making it ideal for those who enjoy outdoor leisure.

The property is offered for sale with vacant possession and no upward chain, ensuring a smooth and straightforward purchase.

Early viewing is recommended to appreciate the location, potential and convenience this property has to offer.





GROUND FLOOR  
497 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 497 sq.ft. (46.1 sq.m.) approx.  
 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1) B			
(69-80) C				(D4-6) C			
(55-68) D				(D3-5) D			
(45-54) E				(E3-5) E			
(35-44) F				(F3-5) F			
(1-34) G				(G3-5) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		

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