

pearson ferrier®

9 FOUNTAIN PLACE
Manchester, M45 7FG
£100,000

9 FOUNTAIN PLACE

Property at a glance

- top floor purpose built flat
- two bedrooms
- PVC double glazing & GCH system
- cul-de-sac location conveniently placed close by to all local amenities including Whitefield & Besses o'th'Barn Metrolink stations and the nearby motorway networks
- In need of upgrading
- street parking no permit required
- communal gardens
- offered for sale with vacant possession & no onward chain

Pearson Ferrier Estate Agents (Radcliffe Branch) are delighted to bring to the market this two-bedroom top-floor purpose-built flat, situated in a cul-de-sac location within the ever-popular residential area of Whitefield.

Benefits include: vacant possession and no onward chain, PVC double glazing and a gas central heating system and offers accommodation which, whilst in need of upgrading, presents an excellent opportunity for first-time buyers, investors or those looking to downsize and put their own stamp on a property.

Conveniently positioned, the flat is within easy reach of Whitefield's excellent range of local amenities, including shops, supermarkets, restaurants and leisure facilities. Both Whitefield and Besses o'th'Barn Metrolink stations are nearby, providing excellent transport links into Manchester city centre and surrounding areas, whilst the nearby motorway networks offer convenient access throughout the North West.

Externally, benefits from communal gardens and unrestricted on-street parking, with no parking permit required.





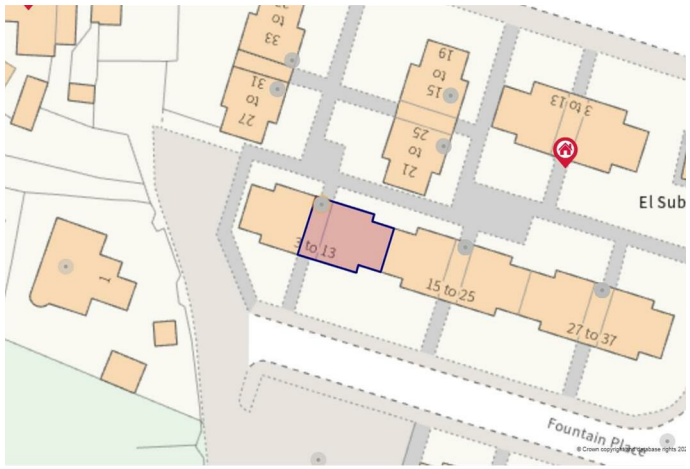




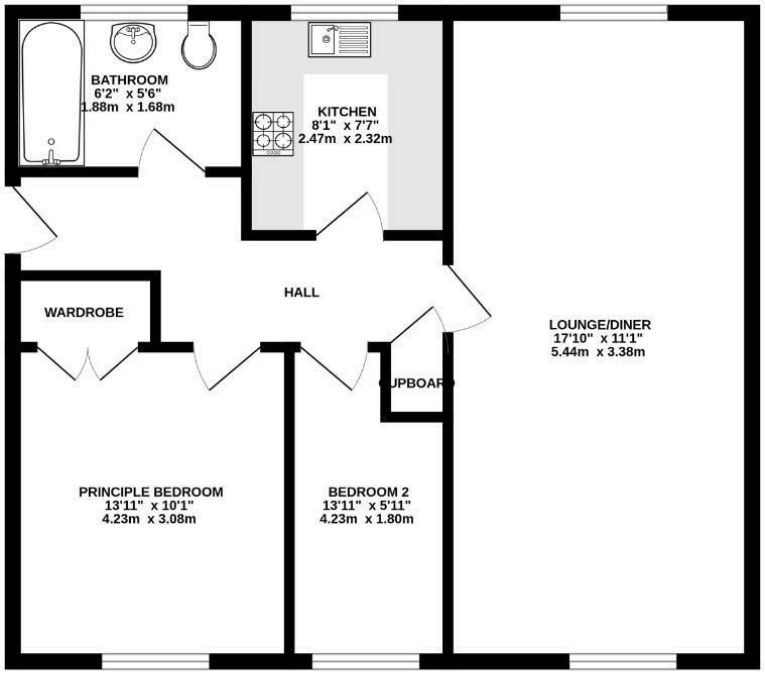







27 to 37
15 to 25
3 to 13
Fountain Pl

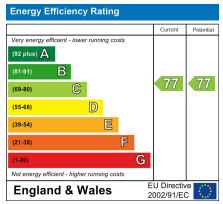
GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.

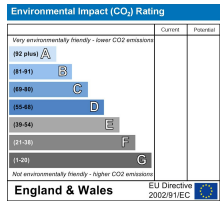


9 FOUNTAIN PLACE

TOTAL FLOOR AREA : 648 sq.ft. (60.2 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.
Made with Metropix ©2026





Radcliffe Office
44 Blackburn Street Radcliffe, Manchester, M26 1NQ
Telephone: 0161 725 8155
Fax: #
Email: radcliffe@pearsonferrier.co.uk

www.pearsonferrier.co.uk

pearson ferrier®

All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.