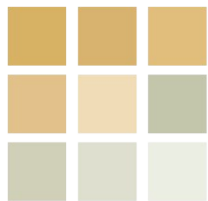




pearson
ferrier®



65 TRENCHBONE
Manchester, M26 3WT
£900 Per Calendar Month

65 TRENCHBONE

Property at a glance

- stunning & newly refurbished ground floor apartment
- two generous sized bedrooms
- PVC double glazing
- newly installed electric heating system
- newly re-wired
- newly plastered and decorated throughout
- newly installed modern open plan lounge/shaker style kitchen with integrated oven/hob/extractor hood
- stunning newly installed shower room
- communal gardens & parking
- within walking distance of Radcliffe Metrolink station providing easy access to Manchester City Centre, available mid December 2025

STUNNING GROUND FLOOR APARTMENT ** TWO GENEROUS SIZED BEDROOMS ** OPEN PLAN LOUNGE/KITCHEN ** STUNNING HIGH SPEC SHOWER ROOM ** NEWLY INSTALLED KITCHEN ** CLOSE TO METROLINK ** AVAILABLE MID DECEMBER 2025

A stunning ground floor two-bedroom apartment which is conveniently placed for easy access to all local amenities including local schools, shops and transport networks to include the nearby motorway networks and Radcliffe met station which is only a short walk away and provides easy access to and from Manchester City centre and surrounding areas. Early viewing is highly recommended to avoid any disappointment and further features include: PVC double glazing, newly installed electric heating system, recently re-wired, newly installed open plan kitchen with integrated oven/hob/extractor hood, two generous sized bedrooms, a newly installed modern stylish shower room, newly plastered and decorated throughout and new floor coverings throughout. Outside - communal gardens and parking. The accommodation briefly comprises: reception hallway, open plan lounge/kitchen, two generous sized bedrooms and shower room. Outside - communal gardens and parking.

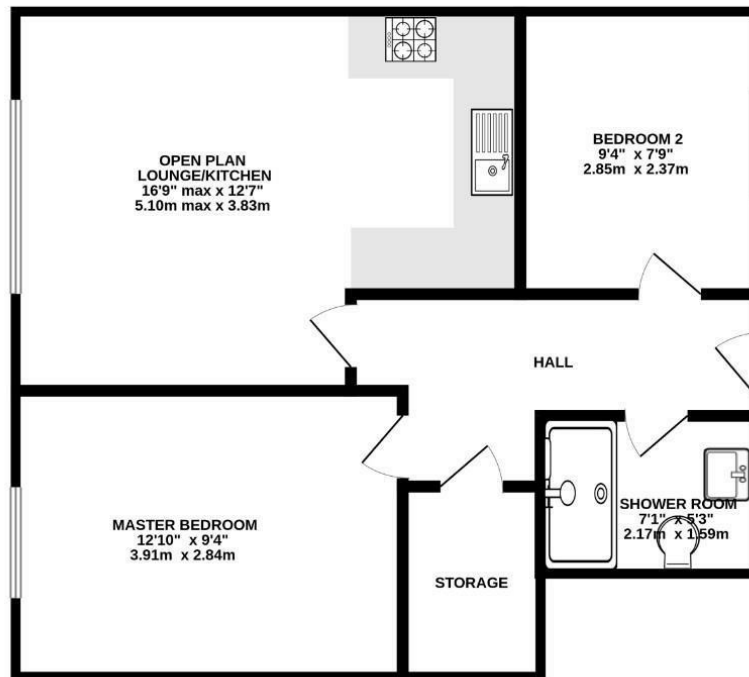
The property comes UNFURNISHED. Council Tax band A and EPC rating C.

Please note a holding deposit equivalent of one weeks rent is required to secure the property.

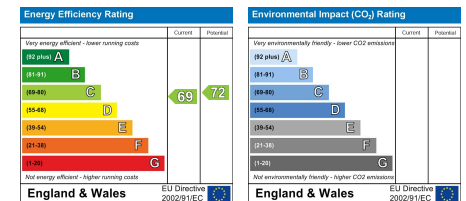




GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 515 sq ft. (47.9 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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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.