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55 SPRING LANE  
Manchester, M26 2TQ  
Offers In The Region Of £130,000



# 55 SPRING LANE

## Property at a glance

- garden fronted mid-terrace
- two bedrooms
- PVC double glazing & GCH system
- newly installed modern fitted kitchen
- modern family bathroom
- offered for sale with vacant possession & no upward chain
- within walking distance of Radcliffe Metrolink station providing easy access to Manchester City Centre & beyond
- patio garden to the rear
- ideally suit FTB or buy-to-let property investor

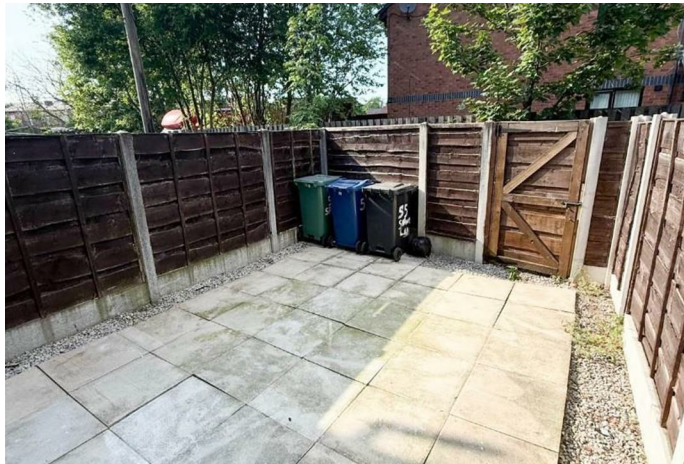
We're pleased to bring to market this garden-fronted mid-terrace property offered with vacant possession and no upward chain, this is an ideal opportunity for a first-time buyer or buy-to-let investor looking for a ready-to-move-into home in a convenient location.

The property boasts two bedrooms, PVC double glazing, and a gas central heating system throughout. Internally, it features a newly installed, modern fitted kitchen and a stylish family bathroom. To the rear, you'll find a low-maintenance patio garden, perfect for relaxing or entertaining.

Situated within walking distance of Radcliffe Metrolink station, the property offers excellent commuter links to Manchester City Centre and beyond, making it a superb choice for city workers and tenants alike.

Early viewing is highly recommended – contact Pearson Ferrier today on 0161 725 8155 to arrange your appointment.







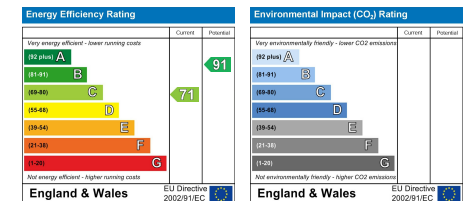
GROUND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.

1ST FLOOR  
326 sq.ft. (30.2 sq.m.) approx.



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.  
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