



pearson
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98 MARKET STREET
Manchester, M26 1HB
Offers In The Region Of £170,000

98 MARKET STREET

Property at a glance

- modern built mews
- two generous sized bedrooms
- located in the heart of Stoneclough Village close by to all local amenities
- PVC double glazing & GCH system
- spacious dining kitchen with integrated appliances
- spacious lounge with double opening French doors providing access out onto the low maintenance rear garden
- modern stylish family bathroom
- ideally suit FTB
- viewing a must!!!

Pearson Ferrier are delighted to present this newly listed modern mews home at 98 Market Street, Stoneclough.

Situated in the heart of Stoneclough Village and conveniently located close to all local amenities, this well-presented property offers stylish and comfortable living, ideally suited to first-time buyers.

This modern built mews home features two generous sized bedrooms and benefits from a contemporary layout throughout. The property is fitted with a PVC double glazing and a gas central heating (GCH) system, ensuring warmth and efficiency all year round.

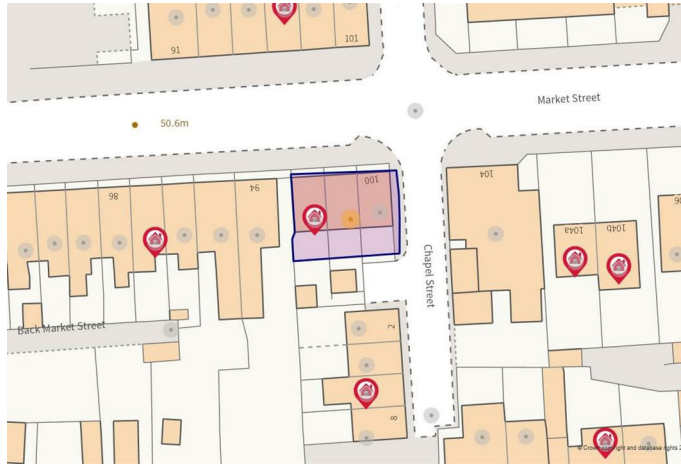
The accommodation includes a spacious dining kitchen with integrated appliances, providing an excellent space for both everyday living and entertaining. There is also a bright and spacious lounge with double opening French doors, offering seamless access to the low maintenance rear garden, perfect for relaxing and outdoor enjoyment.

Completing the home is a modern and stylish family bathroom, finished to a high standard.

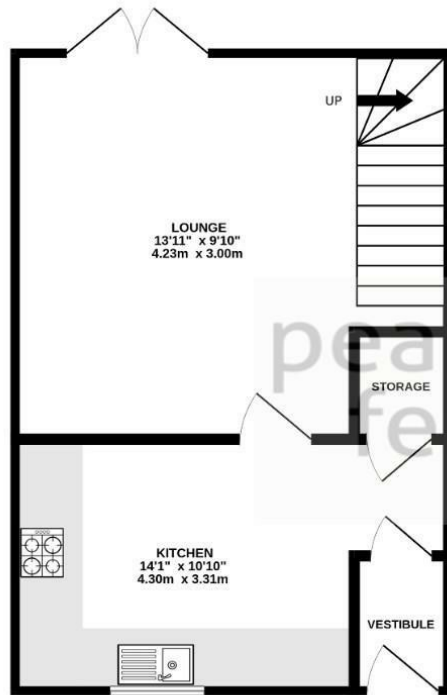
An excellent opportunity not to be missed — this property would ideally suit a first-time buyer (FTB) looking for a home ready to move into.

Viewing is a must!!!

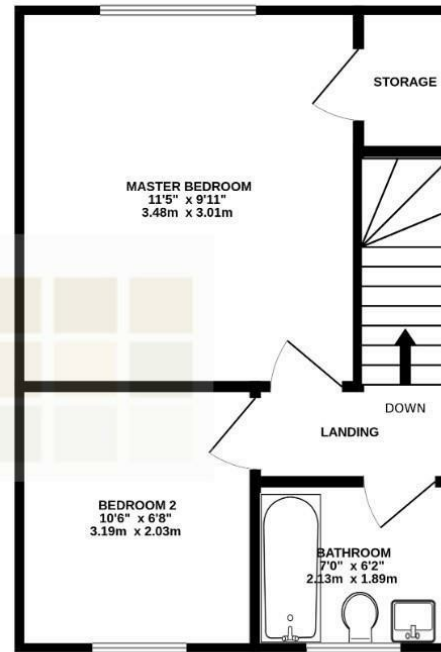




GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 672 sq.ft. (62.5 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 ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	(81-91) B		88	(B2 plus) A			
(71-80) C	(51-70) D	69		(B4-6) B			
(51-60) E	(31-50) F			(D4-5) C			
(21-50) F	(1-20) G			(D6-7) D			
Not energy efficient - higher running costs				(E6-7) E			
				(F6-7) F			
				(G6-7) G			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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