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169A STAND LANE  
Manchester, M26 1JR  
Offers In The Region Of £175,000

# 169A STAND LANE

## Property at a glance

- modern built mews
- two generous sized bedrooms
- PVC double glazing & GCH system
- newly renovated by the current vendor
- feature through lounge with feature paneling
- newly installed modern stylish high gloss kitchen with integrated appliances
- newly installed modern stylish family bathroom
- low maintenance gardens to the front and rear
- off road parking to the rear
- offered for sale with vacant possession & no upward chain, viewing a must!!!

Situated in a highly convenient location close to a range of local amenities, schools and transport links, this beautifully presented modern-built mews property has been thoughtfully renovated throughout by the current vendor and is offered for sale with vacant possession and no upward chain. Ideally positioned within walking distance of Radcliffe Metrolink Station, the property provides excellent access into Manchester City Centre, whilst also benefiting from easy reach of nearby motorway networks.

Internally, the accommodation boasts a stylish and contemporary finish throughout, featuring a spacious through lounge enhanced with attractive feature panelling, creating a warm and inviting living space. The property further benefits from a newly installed modern high gloss kitchen complete with integrated appliances, offering both practicality and style. To the first floor are two generous sized bedrooms along with a newly fitted modern stylish family bathroom finished to a high standard.

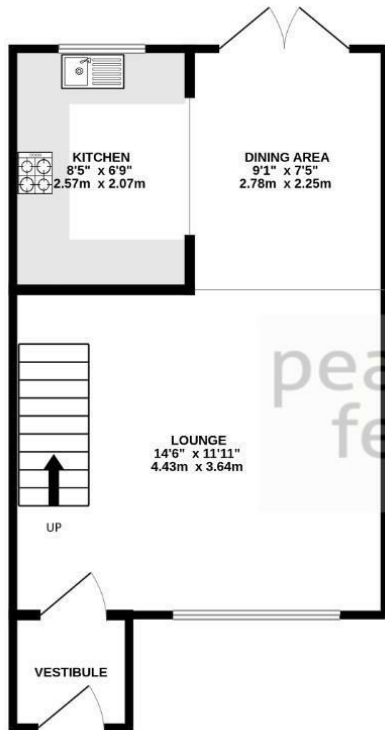
Additional benefits include PVC double glazing and a gas central heating system, together with low maintenance gardens to both the front and rear. Off-road parking is available to the rear of the property, adding further convenience.

Early viewing is highly recommended to fully appreciate the quality, presentation and location of this superb home — viewing is a must!

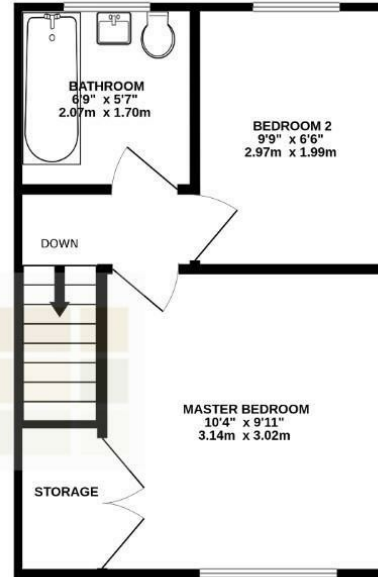




GROUND FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



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TOTAL FLOOR AREA: 623 sq.ft. (57.9 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	(81-91) B		90	(B2 plus) A			
(79-80) C	(69-78) D	73		(B4-6) B			
(59-78) E	(49-58) F			(D4-6) C			
(1-58) G	(1-20) G			(D8-9) D			
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	

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

www.pearsonferrier.co.uk



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