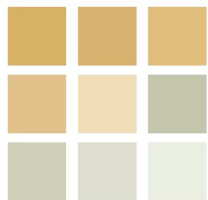




pearson
ferrier®



20 DINGLE CLOSE
Manchester, M26 1UN
Offers In The Region Of £150,000

20 DINGLE CLOSE

Property at a glance

- deceptively spacious modern built top floor apartment
- two generous sized bedrooms (both fitted and master with an ensuite shower room)
- tucked away within a small select cul-de-sac on a highly regarded residential development
- within walking distance of Radcliffe Metrolink station providing easy access to Manchester City Centre
- PVC double glazing & electric heating
- spacious lounge with bay walk in window
- modern fitted kitchen with integrated appliances
- modern stylish family bathroom
- allocated parking
- viewing a must!!!

2 BEDROOMS | TOP FLOOR APARTMENT | ENSUITE | ALLOCATED PARKING

Tucked away in a quiet and select cul-de-sac within a highly regarded residential development, this modern and deceptively spacious two-bedroom top floor apartment is ideal for first-time buyers, professionals, or buy-to-let investors.

Conveniently located for easy access to a range of local amenities, the property is within walking distance of Radcliffe Metrolink Station, offering direct links to Manchester City Centre, and is close to local shops, schools, and motorway networks.

Internally, the property is immaculately presented and offers bright and airy living throughout, benefiting from:

- Spacious lounge with bay window
- Modern fitted kitchen with integrated appliances
- Two generous double bedrooms, both with fitted wardrobes
- Master bedroom with private ensuite shower room
- Stylish family bathroom
- PVC double glazing and electric heating

Externally, the property enjoys well-maintained communal gardens and comes with private allocated off-road parking.

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Additional Information:

- Tenure: Leasehold
- Lease Start Date: 21/12/2006
- Lease Term: 155 years from 01/01/2005 (Approx. 134 years remaining)
- Ground Rent: £180 per annum
- Service Charge: £429 per quarter
- Council Tax Band: B — £1,877.99 per annum (Bury MBC, 2025-26)
- EPC Rating: D

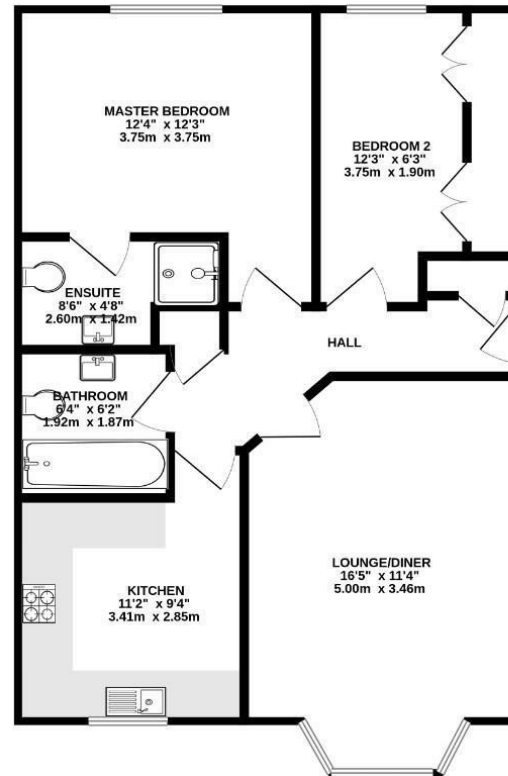
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This is a fantastic opportunity to purchase a spacious, low-maintenance home in a sought-after



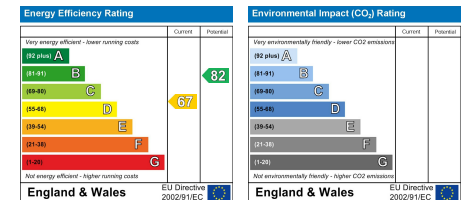


GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 621 sq.ft. (57.7 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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Radcliffe Office

44 Blackburn Street Radcliffe, Manchester, M26 1NQ

Telephone: 0161 725 8155

Fax: #

Email: radcliffe@pearsonferrier.co.uk

www.pearsonferrier.co.uk



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.