



- Spacious Ground Floor Apartment
- Two Double Bedrooms
- Newly Decorated
- No Onward Chain

- Open Plan Living Dining Kitchen
- Bathroom & En Suite
- Allocated Parking
- Sought After Location

**Offers In The Region Of £155,000**



A delightful apartment offers a perfect blend of comfort and modern living. Spanning an impressive 678 square feet, the property features two well-appointed bedrooms, making it an ideal choice for couples, small families, or those seeking a spacious home office.

Upon entering, you are welcomed into a bright and airy reception room, which serves as a wonderful space for relaxation or entertaining guests. The layout is thoughtfully designed to maximise both space and light, creating a warm and inviting atmosphere throughout.

The apartment boasts two contemporary bathrooms, ensuring convenience and privacy for all residents. Each bathroom is fitted with modern fixtures and finishes, providing a touch of luxury to your daily routine.

Located in the vibrant community of Prestwich, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and parks. The area is well-connected to public transport, making it simple to explore the wider Manchester region.

This apartment is not just a place to live; it is a lifestyle choice that offers comfort, convenience, and a sense of community. Whether you are looking to buy or rent, this property presents an excellent opportunity to secure a lovely home in a sought-after location. Do not miss the chance to make this charming apartment your own.

### Entrance Hall

### Open Plan Living Kitchen

20'5 x 11'8 extending to 15'9 (6.22m x 3.56m extending to 4.80m)

### Bedroom 1

10'1 x 8'8 (3.07m x 2.64m)

### En suite

5'5 x 4'9 (1.65m x 1.45m)

### Bedroom 2

9'7 x 9'6 (2.92m x 2.90m)

### Bathroom

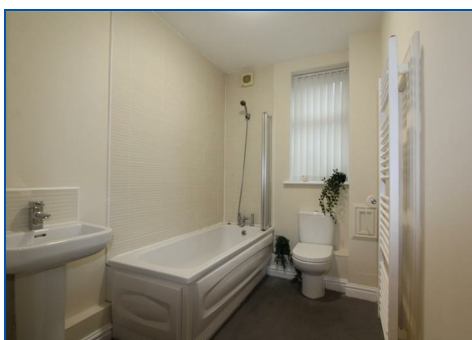
8'4 x 5'8 (2.54m x 1.73m)

### Tenure

Leasehold 125 Years with 107 remaining  
Service Charge £185 pcm  
Ground Rent £195 per annum

### Council Tax Band

Council Tax Band B Payable to Bury Council





**Viewings**

Strictly Via the selling agents Ridgeway Residential Estate Agents

**Disclaimer**

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT THEY ARE NOT GUARANTEED AND DO NOT FORM ANY PART OF A CONTRACT. NEITHER RIDGEWAY RESIDENTIAL, NOR THE VENDOR OR LESSOR ACCEPT ANY RESPONSIBILITY IN

RESPECT OF THESE PARTICULARS, WHICH ARE NOT INTENDED TO BE STATEMENTS OR REPRESENTATION OF FACT AND ANY INTENDING PURCHASER OR LESSOR MUST SATISFY HIMSELF OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THE STATEMENTS CONTAINED IN THESE PARTICULARS.

**Property information**

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic 12 Mbps

Superfast 80 Mbps

Ultrafast 1800 Mbps



# GROUND FLOOR



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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em; color: green;">83</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em; color: blue;">53</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	