



10 Bankfield Street, Manchester, M9 8DQ

£100,000

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****GROUND FLOOR 2 BEDROOM FLAT FOR SALE****

Pearson Ferrier proudly welcome this excellent opportunity to acquire a spacious ground floor corner apartment, offering fantastic potential for investors, developers or buyers looking to create a home to their own specification. Requiring full refurbishment and modernisation throughout, this property presents an ideal opportunity to add value in a highly convenient and well-connected location.

The accommodation briefly comprises a welcoming entrance hall with useful storage, two double bedrooms, a spacious open-plan lounge, dining area and kitchen and a three-piece family bathroom. The property also benefits from electric heating throughout and an allocated parking space.

Positioned within a secluded and well-maintained residential development, the flat enjoys attractive communal green spaces, creating a pleasant setting that feels tucked away despite being just moments from an excellent range of local amenities.

The location is a particular highlight, with Harpurhey Shopping Precinct situated directly opposite, offering a wide selection of supermarkets, shops, cafés and everyday conveniences. Boggart Hole Clough is also just across the road, providing beautiful parkland, woodland walks and a stunning lakeside cafe.

For commuters, the property is ideally located just off Rochdale Road (A664), providing direct access into Manchester City Centre, whilst also offering excellent connections to the M60 motorway network and surrounding areas. Regular public transport links are available nearby, making this an attractive location for both owner-occupiers and tenants alike.

With generous room sizes, a practical layout, allocated parking and outstanding scope for improvement, this is a superb investment opportunity with excellent potential to add value through refurbishment. Early viewing is highly recommended.

