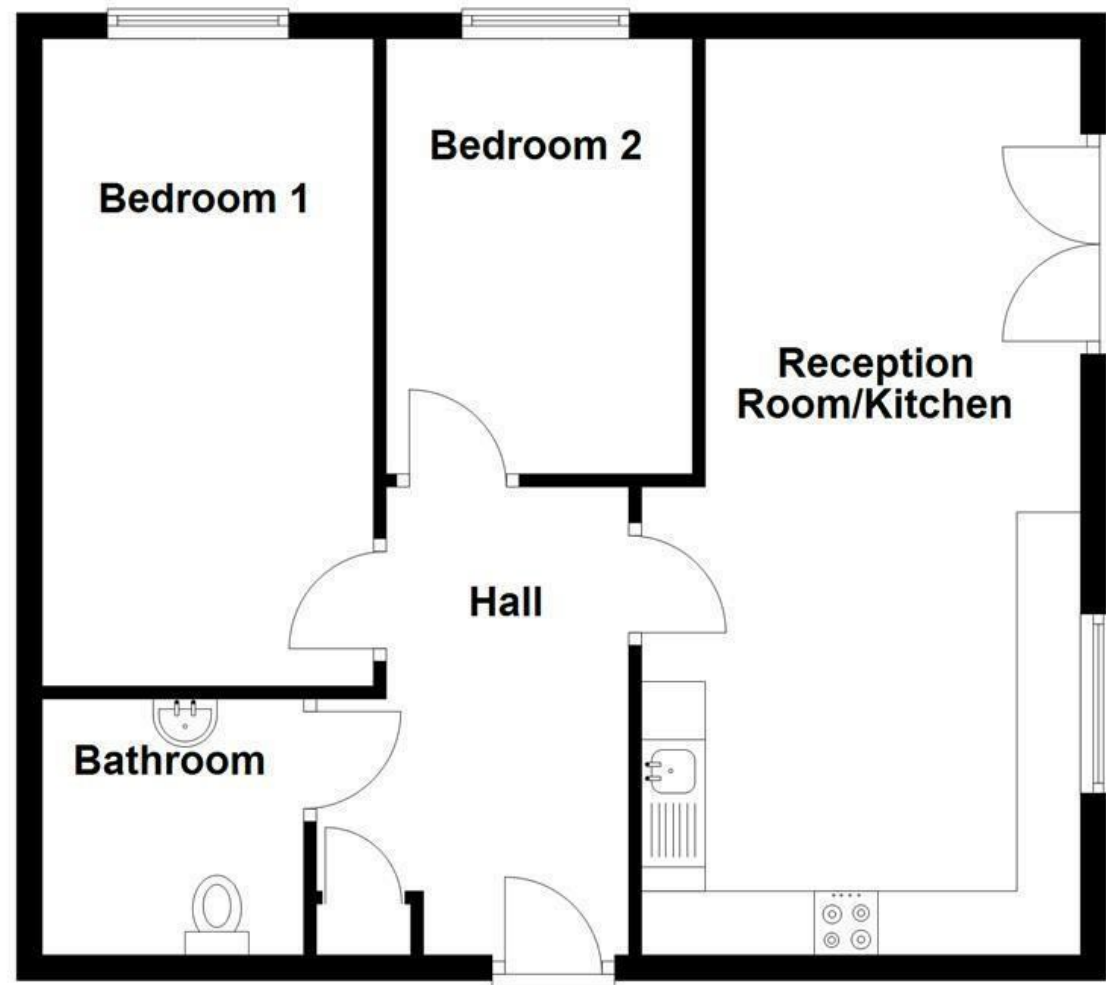


Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Farrier Close, Pendlebury, M27 8BZ

Offers Over £160,000

SPACIOUS MODERN APARTMENT

Welcome to this modern flat located on Farrier Close. This delightful property boasts two well proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking a comfortable living space. The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features contemporary decor and modern appliances throughout, ensuring a stylish and functional environment. The well-appointed bathroom adds to the convenience of the home, providing a serene space for your daily routines.

Situated in close proximity to local amenities, residents will enjoy easy access to shops, cafes, and essential services, enhancing the overall appeal of this lovely property. Whether you are looking to settle down or invest, this flat on Farrier Close presents an excellent opportunity to enjoy modern living in a vibrant community. Don't miss the chance to make this delightful property your own.

Farrier Close, Pendlebury, M27 8BZ

Offers Over £160,000

 **2**  **1**  **1**  **B**

- Tenure Leasehold
 - Off Road Parking
 - Contemporary Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Commuter Routes
- Council Tax Band B
 - Two Bedroom Flat
 - Viewing Essential
- EPC Rating B
 - Abundance of Space
 - Sought After Area

Entrance

Hard wood door to hall.

Hall

11'2 x 8'1 (3.40m x 2.46m)

Central heating radiator, laminate flooring, doors to reception/kitchen, two bedrooms, bathroom and storage.

Reception Room/Kitchen

23' x 11'3 (7.01m x 3.43m)

UPVC double glazed window, central heating radiator, UPVC double glazed French doors to Juliet balcony, LED spotlights, Smoke alarm, television point, range of wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, integrated oven, four ring electric hob, stainless steel splash back, extractor hood, space for fridge freezer, plumbed for washing machine and laminate flooring.

Bedroom One

16'6 x 8'6 (5.03m x 2.59m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'8 x 7'10 (3.56m x 2.39m)

UPVC double glazed window and central heating radiator.

Bathroom

6'9 x 6'7 (2.06m x 2.01m)

Central heating towel rail, pedestal wash basin with mixer tap, dual flush W/C, panelled bath with mixer tap, overhead direct feed shower, part tiled elevation, LED spotlights and vinyl flooring.

External

Rear

Space for off road communal parking.

Front

Storage.



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