



**18 Fletcher Court**

Radcliffe, Manchester, Lancashire, M26 1PZ

**Offers In Region Of  
£85,000**

# Property Features

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- 1 Bedroom Ground Floor Apartment for sale
  - Excellent Transport Links To Manchester & Bolton
  - NO UPWARD CHAIN
  - Popular Development
  - Close to Shops
  - Close to Bars & Restaurants
  - Fantastic Rural Location
  - EPC Rating C
  - Leasehold property
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## STEP INSIDE 18 FLETCHER COURT

The accommodation on offer briefly comprises of: Entrance hall leading to the spacious living areas with blinds to the living room and a fully fitted kitchen with eye-level base units, finished in beech with a contrasting black worktops which matches perfectly with the vinyl flooring. Further features include an integrated fridge freezer and washing machine. The double bedroom again is complete with blinds and can easily accommodate all bedroom furnishings. In the bathroom there is a modern two piece suite and shower cubicle. The hallway also boasts a large cupboard for storage and this is also where the washing machine is housed.

## LOCATION

Locally, there are several shops and hairdressers and a number of restaurants and drinking establishments including the popular Horseshoe public house, ideal for Sunday lunch and La Roma restaurant all within easy walking distance. Within a 5 minute drive there are several supermarket options and access to the motorway networks. Kearsley Station is also a 10-15 minute walk away. St Saviours and Prestolee primary schools are within walking distance and are very highly regarded and buses run along nearby Market Street to various local high schools including St James CE High School and Bury Church School. This fantastic property provides a great opportunity to live in this popular location and there are also stunning views to the rear of the apartment which overlooks the River Irwell.



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