



7 Fletcher Court  
Radcliffe, Manchester, M26 1PZ

Offers In Region Of  
£86,000

# Property Features

---

- 1 Bedroom First Floor Apartment for sale
  - Excellent Transport Links To Manchester & Bolton
  - NO UPWARD CHAIN
  - Popular Development
  - Close to fantastic facilities
  - Italian restaurant just around the corner
  - Superb rural location
  - EPC Rating
  - Leasehold property
  - Management fees apply
- 

## STEP INSIDE

The accommodation on offer briefly comprises of: Entrance hallway, leading to the open plan lounge/kitchen/diner, double bedroom and shower room.

The hallway boasts a large cupboard for storage and this is also where the washing machine is housed.

The open plan space can easily accommodate everything you would need for comfortable living. The lounge area offers a fitted carpet, double glazed window, TV ariel, two ceiling lights and space for living room furnishings of your choice.

The kitchen features a range of eye-level and base units, finished in beech with contrasting black worktops which match perfectly with the vinyl flooring. Further features include an integrated fridge freezer, built in electric oven and hob with overhead extractor fan, partly tiled walls and ceiling light.

The double bedroom is complete with, a fitted carpet, built in wardrobes, double glazed window and space for bedroom furniture.

In the shower room there is a modern two piece suite and shower cubicle. Further features include, partly tiled walls, vinyl flooring, ceiling light, extractor fan and a corner wall mounted cabinet.



## 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.

## PROPERTY PARTICULARS DISCLAIMER

Property particulars as supplied by Hannon Holmes Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Hannon Holmes Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of



VAT. TENURE : The type of tenure has been given to us by the seller. This has not been verified. The Agent has not checked the legal documents to verify the tenure status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor. For full Property Particulars Disclaimer please visit <http://hannonholmes.co.uk/property-particulars-disclaimer>

79 - 81 Market  
Street  
Little Lever  
Bolton  
Lancashire

[www.hannonholmes.co.uk](http://www.hannonholmes.co.uk)  
[info@hannonholmes.co.uk](mailto:info@hannonholmes.co.uk)  
01204 793113

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements