



## 1 bed apartment to buy in M26

Irwell Place, Radcliffe, Manchester,  
Greater Manchester, M26 1PW

**£65,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Ground Floor Apartment
- ✓ One Bedroom
- ✓ Close To Local Amenities And Motorway Networks
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric

## Description

Pattinson Auction are delighted to bring to market this charming one-bedroom ground floor modern apartment, complete with a designated parking space.

This delightful property features a large open-plan kitchen and living room, creating an inviting and versatile space perfect for modern living and entertaining.

The spacious bedroom comes with fitted furniture, offering ample storage and a touch of luxury, while a contemporary bathroom equipped with all necessary amenities ensures comfort and convenience.

Additionally, the apartment boasts clever storage solutions, including a handy storage cloakroom, ensuring a clutter-free environment.

The UPVC double glazing throughout enhances energy efficiency and provides a peaceful living experience, with the overall ambience being modern and airy, further amplified by the open-plan living and dining areas.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 779

Annual Ground Rent Amount: £125.00

Annual Service Charge Amount: £1,320.00

Price: Starting Bid £65,000

Property Type: Apartment

Parking: Allocated

Heating: Electric



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	61
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
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