



100 HARPER FOLD ROAD  
Manchester, M26 3UB  
Offers In The Region Of £225,000



# 100 HARPER FOLD ROAD

## Property at a glance

- SEMI-DETACHED TRUE BUNGALOW
- TWO DOUBLE BEDROOMS
- EASY ACCESS TO TRANSPORT LINKS
- GARDENS FRONT & REAR
- DRIVEWAY, CARPORT & GARAGE

Welcome to this charming semi-detached true bungalow located on Harper Fold Road in the vibrant area of Radcliffe, Manchester. This delightful property offers a comfortable and inviting living space, perfect for those seeking a peaceful retreat.

As you enter, you are greeted by a spacious reception room that provides an ideal setting for relaxation or entertaining guests. The room is filled with natural light, creating a warm and welcoming atmosphere. The layout of the bungalow is thoughtfully designed, ensuring that every inch of space is utilised effectively.

The property boasts two double bedrooms, each offering a tranquil space for rest and rejuvenation. These rooms are versatile and can easily accommodate various furniture arrangements, making them suitable for different lifestyles. The exterior of the bungalow features a manageable garden area, providing an opportunity for outdoor enjoyment, whether it be for gardening or simply soaking up the sun. The location on Harper Fold Road offers convenient access to local amenities, including shops, schools, and parks, making it an ideal choice for those who appreciate community living.

This semi-detached bungalow presents a wonderful opportunity for anyone looking to enjoy a comfortable lifestyle in a desirable area. With its appealing features and convenient location, this property is sure to attract interest. Do not miss the chance to make this lovely bungalow your new home.

Tenure - Leasehold - 999yrs from 25th March 1969

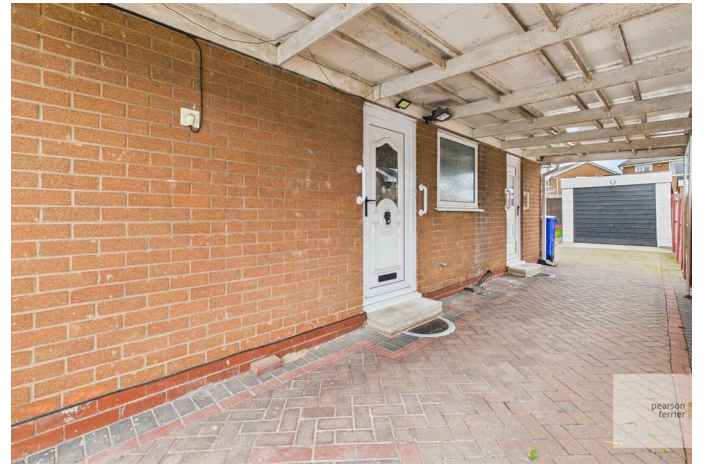
Ground Rent - £100 per year

Council Tax Band - B

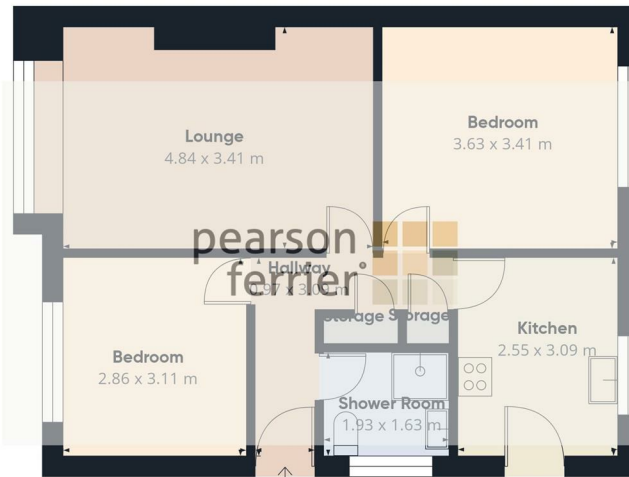
EPC - C











Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
71.8 m<sup>2</sup>

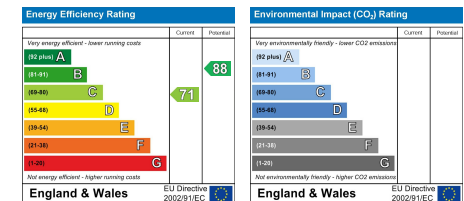


Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Bury Office  
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU  
Telephone: 0161 764 4440  
Fax: #  
Email: bury@pearsonferrier.co.uk

[www.pearsonferrier.co.uk](http://www.pearsonferrier.co.uk)



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.