



pearson  
ferrier®



119 ETON HILL ROAD  
Manchester, M26 2XQ  
£800 Per Calendar Month

# 119 ETON HILL ROAD

## Property at a glance

- AVAILABLE NOW
- TERRACE PROPERTY
- TWO BEDROOMS
- NEWLY REFURBISHED PROPERTY
- COUNCIL TAX BAND A
- EPC RATING C

Located on the Eton Hill Road in Radcliffe, Manchester, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and modern living space. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you will be greeted by a welcoming reception room, newly fitted kitchen is a standout feature, the house has been enhanced with newly installed carpets throughout, providing a fresh and inviting atmosphere. The bathroom is conveniently located and designed for practicality, catering to the needs of everyday life.

This property is available for immediate occupancy, allowing you to settle in without delay. With its appealing features and prime location, this terraced house on Eton Hill Road is a wonderful choice for anyone looking to make a new home in Radcliffe. Don't miss the chance to view this lovely property and envision your future here.

### ADDITIONAL INFORMATION:

The EPC rating is band C. Council tax band A.

Please note that you will be required to pay a Holding Deposit (equivalent to one weeks rent) to secure the property.





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.

