pearson ferrier®

8 LOWTHER CLOSE

Manchester, M25 9LN

Offers In The Region Of £400,000

8 LOWTHER CLOSE

Property at a glance

- spacious modern built three storey townhouse
- four generous sized bedrooms (master with ensuite shower room)
- positioned within a small cul-de-sac yet within a highly regarded residential area, conveniently placed for easy access to all local amenities including Prestwich Metrolink station providing easy access into Manchester City Centre
- PVC double glazing & GCH system
- ground floor guest WC
- utility room
- spacious open plan through lounge with access out onto the low maintenance private rear garden
- modern high gloss fitted kitchen with integrated appliances
- modern four piece family bathroom
- driveway providing off road parking for two cars leading to the integral single garage, viewing a must!!!

Nestled within a small and exclusive cul-de-sac in one of Prestwich's most highly regarded residential locations, this spacious modern three-storey townhouse offers neatly presented accommodation ideal for growing families and professional buyers alike. Conveniently positioned close to an excellent range of local amenities, including nearby motorway networks & Prestwich Metrolink station providing easy access into Manchester City Centre, the property combines generous living space with contemporary styling throughout.

Internally, the ground floor accommodation briefly comprises a welcoming entrance hallway, integral single garage, ,utility room, ground floor guest WC, ground floor bedroom/office on the first floor a spacious open plan through lounge with direct access onto the private low maintenance rear garden — perfect for both relaxing and entertaining, a modern high gloss fitted kitchen is complemented by a range of integrated appliances, creating a stylish and practical living environment.

To the second floor are three further generous sized bedrooms, including an impressive master bedroom complete with ensuite shower room, together with a modern four-piece family bathroom suite. Further benefits include PVC double glazing, a gas central heating system, driveway parking for two cars leading to an integral single garage.

Early viewing is highly recommended to fully appreciate the size, location, and accommodation on offer — viewing a must!!!

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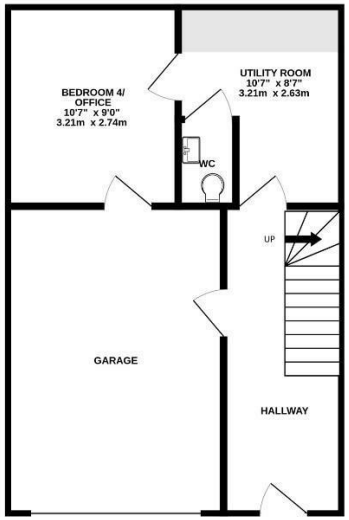
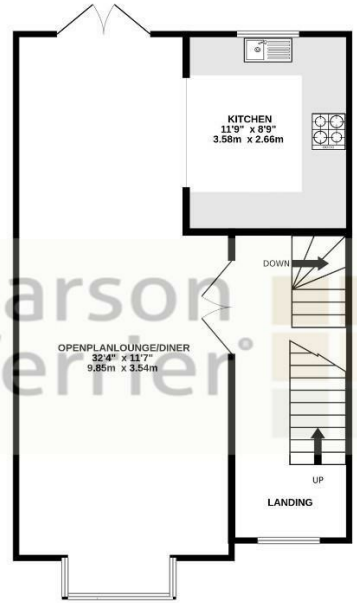
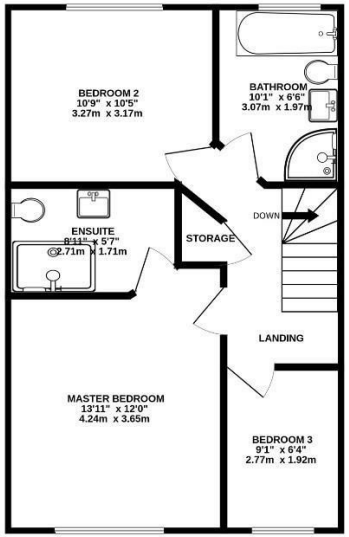
GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



2ND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1456 sq.ft. (135.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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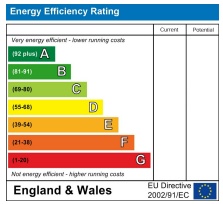

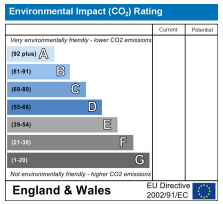

Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk

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