



pearson
ferrier



a property for everyone

24 DEAN STREET
Manchester, M26 3TZ
Offers In The Region Of £100,000

24 DEAN STREET

Property at a glance

- PAVEMENT FRONTED MID TERRACE
- TWO GENEROUS SIZED BEDROOMS
- PVC DOUBLE GLAZING & GCH SYSTEM
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- MODERN FAMILY BATHROOM INC SHOWER OVER
- PATIO GARDEN TO THE REAR
- VACANT POSSESSION & NO UPWARD CHAIN!!!

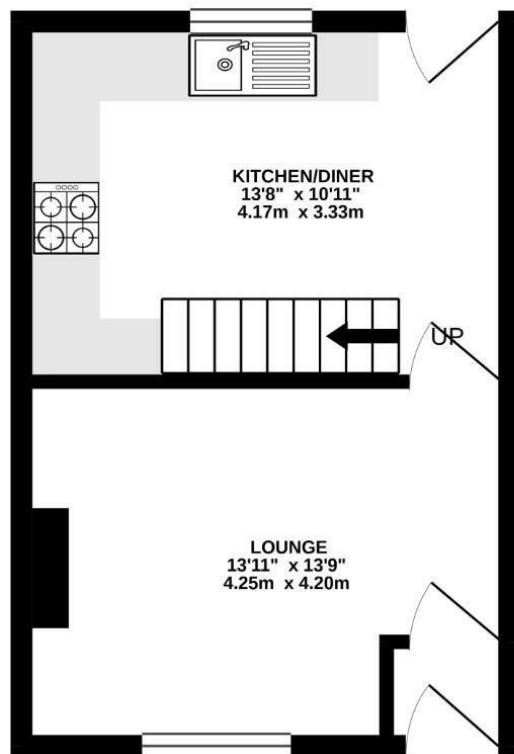
Offered for sale with vacant possession and no upward chain is this two bedroom pavement fronted mid terrace conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks. The property would ideally suit the first time buyer or buy to let property investor. Further features include: PVC double glazing, gas central heating system, modern breakfast kitchen with integrated appliances, two generous sized bedrooms and a modern family bathroom including shower over. Outside - patio garden to the rear. The accommodation briefly comprises: vestibule, lounge, dining kitchen, first floor, two bedrooms and family bathroom. Outside - patio garden to the rear.

EPC Rating: TBC





GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



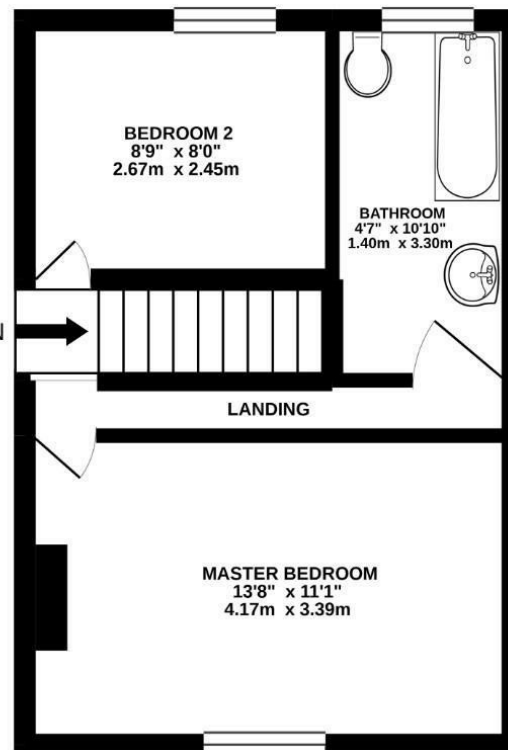
KITCHEN/DINER
13'8" x 10'11"
4.17m x 3.33m

LOUNGE
13'11" x 13'9"
4.25m x 4.20m

UP

DOWN

1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



BEDROOM 2
8'9" x 8'0"
2.67m x 2.45m

BATHROOM
4'7" x 10'10"
1.40m x 3.30m

LANDING

MASTER BEDROOM
13'8" x 11'1"
4.17m x 3.39m

TOTAL FLOOR AREA : 682 sq.ft. (63.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(45-54) E			
(31-44) F			
(1-30) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(45-54) E			
(31-44) F			
(1-30) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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