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26 MULBERRY CLOSE  
Manchester, M26 3AR  
Offers Over £250,000



# 26 MULBERRY CLOSE

## Property at a glance

- neatly presented three bedroom, three storey mid-townhouse
- located in a small select cul-de-sac
- conveniently placed for easy access to all local amenities including Radcliffe Metrolink station which is only a short walk away and provides easy access into Manchester City Centre
- PVC double glazing, gas central heating system
- three generous sized bedrooms (master with en-suite)
- ground floor playroom/study (formerly the garage prior to conversion) & a ground floor shower room
- feature open plan lounge
- modern fitted kitchen with integrated appliances
- modern family bathroom
- driveway providing off road parking, private low maintenance rear garden, offered for sale with vacant possession and no onward chain

Located in a small select cul-de-sac is this neatly presented three bedroom, three storey mid-townhouse conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks including Radcliffe met station which is only a short walk away and provides easy access to and from Manchester City centre and surrounding areas. Early viewing is highly recommended to avoid any disappointment and further features include: , PVC double glazing, gas central heating system, three generous sized bedrooms (master with en-suite), ground floor shower room, feature lounge, modern fitted kitchen with integrated appliances, modern family bathroom. Outside - driveway providing off road parking and a private low maintenance rear garden . The accommodation briefly comprises: reception hallway, reception room/playroom/study (formerly the garage prior to conversion), ground floor bedroom, ground floor shower room, first floor, modern fitted kitchen with integrated appliances, feature lounge, second floor, two further bedrooms to include master bedroom with an en-suite shower room and modern family bathroom. Outside - driveway providing off road parking and a private low maintenance rear garden.

Tenure - Leasehold

Term of lease - 999 years from 1st of January 2005

Ground Rent Payable - £150 per annum

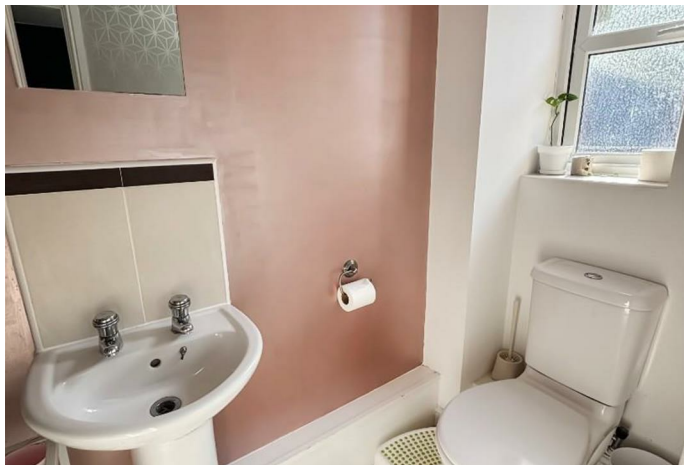
Service Charge: £11.82 per month

Council Tax band C payable to Bury MBC. Council Tax rates amount for 2023/2024 = £1,937.37

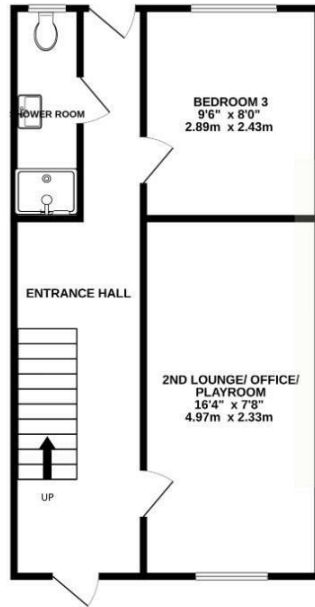
EPC Rating: C







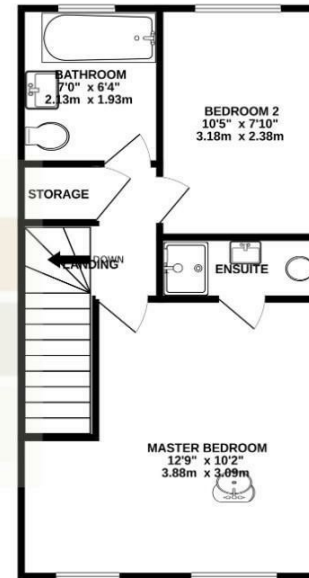
GROUND FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.2 sq.m.) approx.

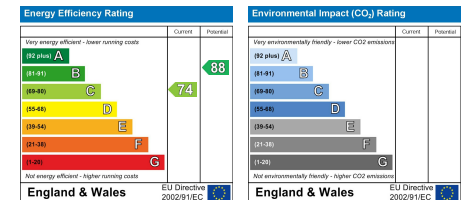


2ND FLOOR  
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 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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