



pearson
ferrier  *a property for everyone*

91 WARWICK ROAD
Manchester, M26 4HL
Offers In The Region Of £235,000

91 WARWICK ROAD

Property at a glance

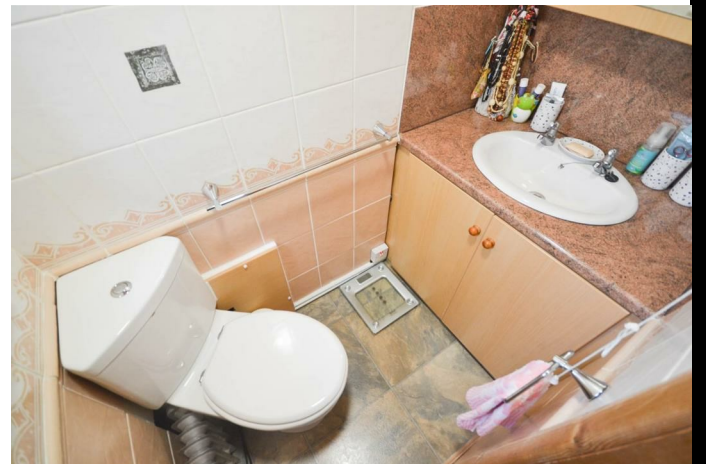
- extended semi-detached family home
- four generous sized bedrooms (main fitted with ensuite)
- cul-de-sac location
- stunning open views to the rear overlooking farmland
- PVC double glazing & GCH system
- PVC double glazed conservatory
- extended breakfast kitchen
- modern family bathroom
- driveway providing off road parking for X2 cars
- low maintenance gardens to the front and rear

Located in a cul-de-sac location is this spacious four bedroom extended end quasi-semi with fantastic open views to the rear overlooking farmland and surrounding areas yet 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. Further features include: PVC double glazing, gas central heating system, two reception rooms, extended breakfast kitchen, PVC double glazed conservatory, four generous sized bedrooms (main fitted and with en-suite) and a modern family bathroom. Outside - driveway providing off road parking for two cars and low maintenance gardens to the front and rear. The accommodation briefly comprises: porch, lounge, dining area, breakfast kitchen, conservatory, first floor, four generous sized bedrooms and family bathroom. Outside - driveway and gardens.

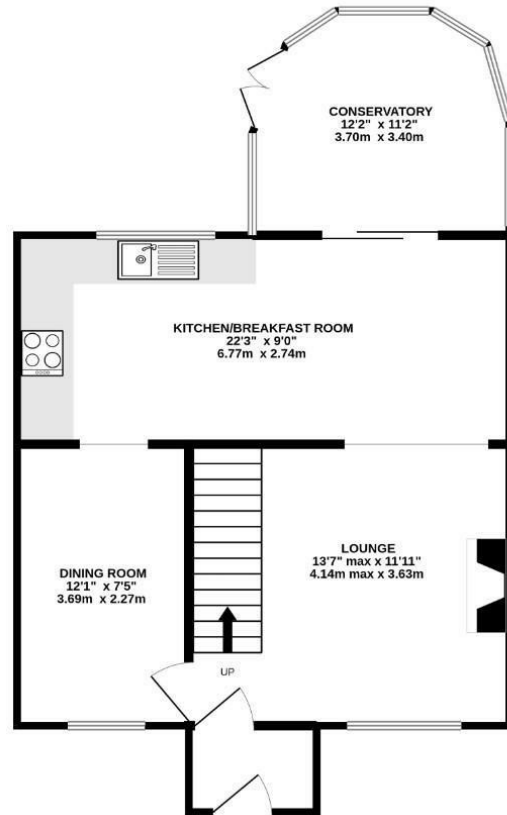
Additional Information:

Tenure - Leasehold
Term of lease - TBC
Ground Rent Payable - TBC
Council Tax Band: B
Council: Bury MBC
EPC Rating: C

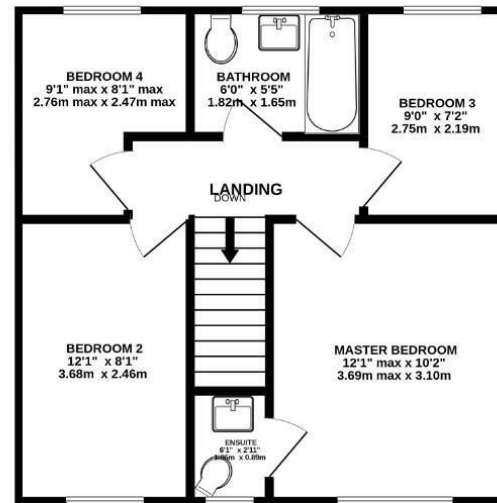




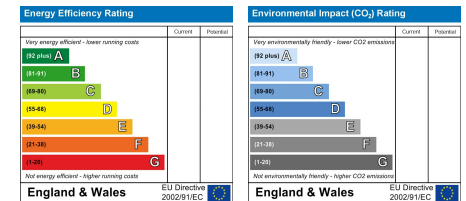
GROUND FLOOR



1ST FLOOR



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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