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47 LOWTON STREET  
Manchester, M26 4DQ  
Offers In The Region Of £180,000



# 47 LOWTON STREET

## Property at a glance

- deceptively spacious end terrace
- three generous sized bedrooms
- PVC double glazing & GCH system (brand new Worcester boiler installed 3 months ago, still under manufacturer's warranty)
- two spacious separate reception rooms
- modern fitted kitchen
- modern spacious family bathroom
- patio garden to the rear
- within walking distance of Radcliffe Metro link station providing easy access to Manchester City centre ideally suit FTB
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- viewing a must!!!

Pearson Ferrier are delighted to bring to the market this deceptively spacious end-terrace property located in a highly sought-after area of Radcliffe.

The accommodation comprises:

- Three generous sized bedrooms
- Two spacious, separate reception rooms
- Modern fitted kitchen
- Ground floor specially adapted wet room
- Modern and spacious family bathroom

Additional benefits include PVC double glazing, a gas central heating system (brand new Worcester boiler installed 3 months ago, still under manufacturer's warranty), and a low-maintenance patio garden to the rear.

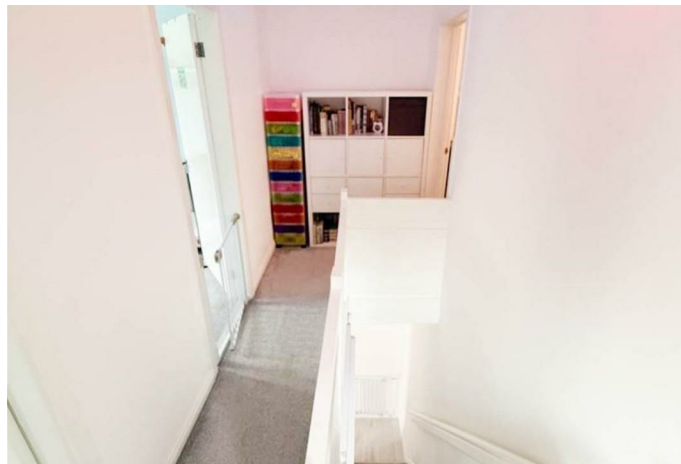
Perfectly positioned within walking distance of Radcliffe Metro Link station, the property offers excellent commuter access into Manchester City Centre.

This home would make an ideal first-time buy and internal viewing is highly recommended to fully appreciate the size and layout on offer.

?? Contact Pearson Ferrier today to arrange your viewing!









TOTAL FLOOR AREA: 909 sq.ft. (84.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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		
49-64	E		
35-48	F		
1-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-64	E		
35-48	F		
1-34	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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