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26 EDENBRIDGE DRIVE
Manchester, M26 1GN
Offers Over £260,000

26 EDENBRIDGE DRIVE

Property at a glance

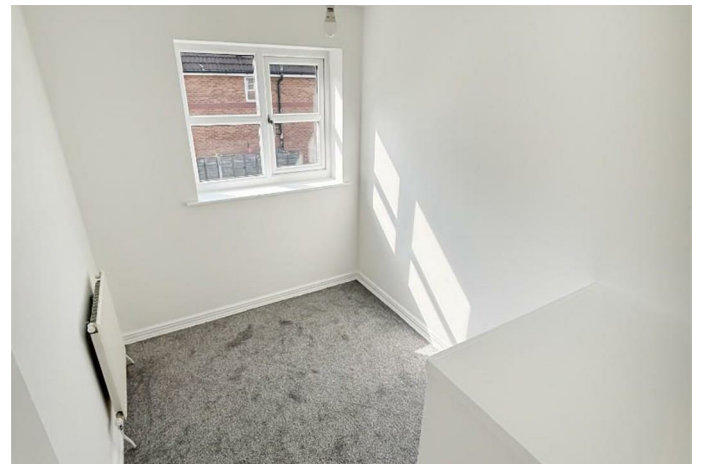
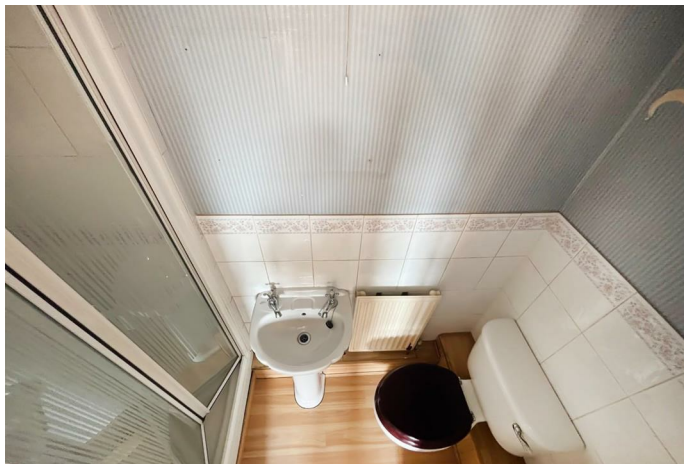
- beautifully presented modern built semi-detached family home occupying a generous plot
- three generous sized bedrooms (master fitted & with an en-suite shower room)
- cul-de-sac location
- PVC double glazing & GCH system with a recently installed boiler still covered under the manufacturers warranty
- feature lounge
- modern stylish recently installed kitchen with integrated appliances
- modern stylish recently installed family bathroom
- driveway providing off road parking for two/three cars
- private mature rear garden with an Indian stone paved patio area
- offered for sale with vacant possession and no upward chain, viewing a must!!!

Welcome to 26 Edenbridge Drive, Stoneclough — a beautifully presented three-bedroom semi-detached family home, situated on a generous plot within a peaceful cul-de-sac. Nestled in the sought-after Stoneclough Village, this home offers the perfect balance of tranquility and convenience, with local schools, shops, and transport links all within easy reach. The nearby motorway and railway networks also provide seamless access to Manchester City Centre and surrounding areas, making it ideal for commuting.

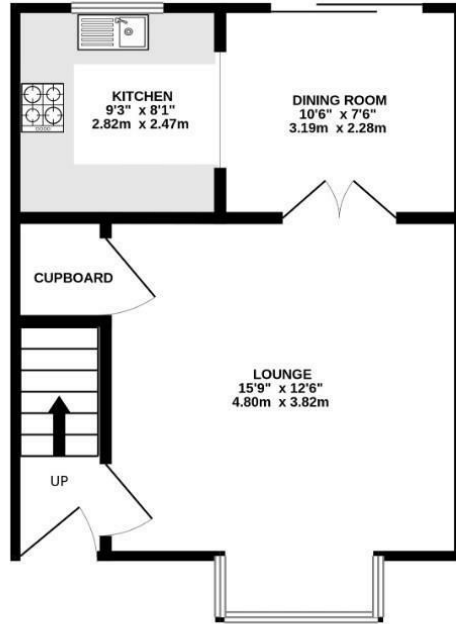
This property boasts PVC double glazing, a gas central heating system with a recently installed boiler still under warranty, and a stylish feature lounge. The modern, stylish kitchen is equipped with integrated appliances, while the three generous bedrooms, (master fitted), include a master with an en-suite shower room. Completing the layout is a sleek, contemporary modern stylish and recently installed family bathroom.

Outside, the driveway provides off-road parking for two/three cars, and the private, mature rear garden features an Indian stone patio — perfect for outdoor relaxation or entertaining. Early viewing is highly recommended to avoid disappointment.

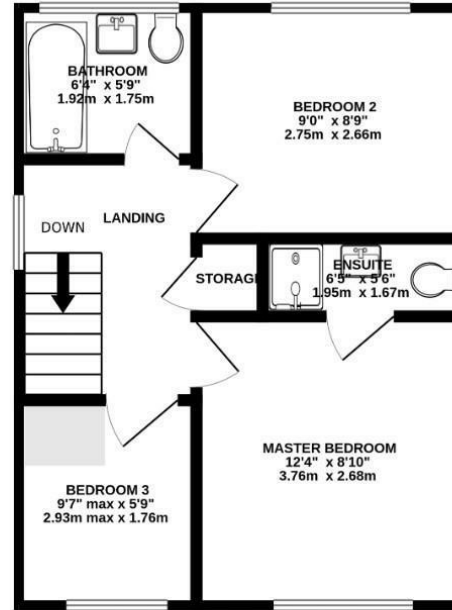




GROUND FLOOR
267 sq.ft. (24.8 sq.m.) approx.

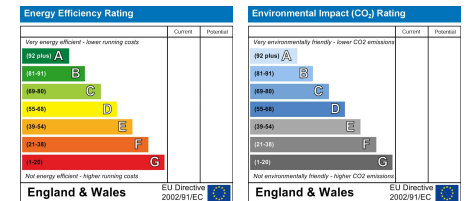


1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 548 sq.ft. (50.9 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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