



28 DALESWOOD AVENUE
Manchester, M45 7WP
Offers In The Region Of £280,000

28 DALESWOOD AVENUE

Property at a glance

- deceptively spacious extended mid-terrace
- three bedrooms plus a spacious dormer loft room currently used a master suite with ensuite and dressing area
- highly sought after residential location
- PVC double glazing & GCH system
- modern fitted kitchen with integrated appliances with quartz work surfaces
- spacious lounge housing a multi fuel log burner
- orangery with feature domed roof light
- modern stylish four piece family bathroom
- private low maintenance rear garden recently installed Resin driveway providing off road parking for one car
- conveniently placed for easy access to all local amenities including Whitefield Metrolink station, viewing a must!!!

Pearson Ferrier are delighted to bring to market this deceptively spacious and charming extended cottage-style mid-terrace, ideally positioned on the ever-popular Daleswood Avenue in Whitefield.

Beautifully presented throughout, the property offers versatile accommodation featuring three well-proportioned bedrooms plus a superb dormer loft room currently used as a principal suite, complete with en-suite facilities and a dressing area. The home combines character with modern comfort, benefitting from PVC double glazing and a gas central heating system.

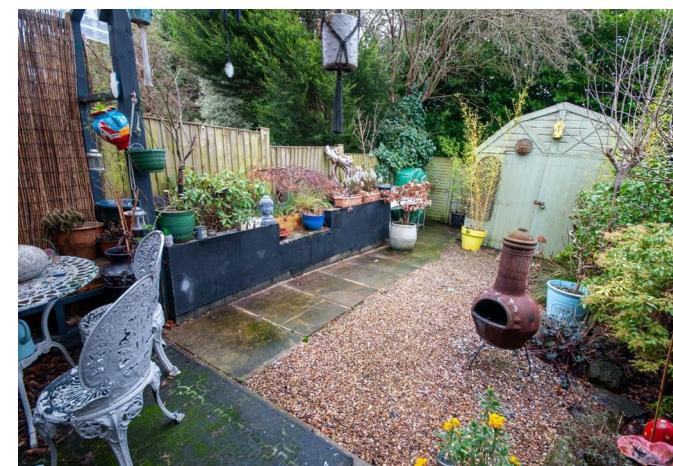
The ground floor boasts a a modern fitted kitchen with integrated appliances and stylish quartz work surfaces. spacious lounge centred around a multi-fuel log burner, creating a warm and inviting living space, alongside a stunning orangery with a feature domed roof light provides an impressive additional reception area overlooking the private, low-maintenance rear garden.

Further highlights include a contemporary four-piece family bathroom finished to a high standard and a recently installed resin driveway providing off-road parking for one vehicle.

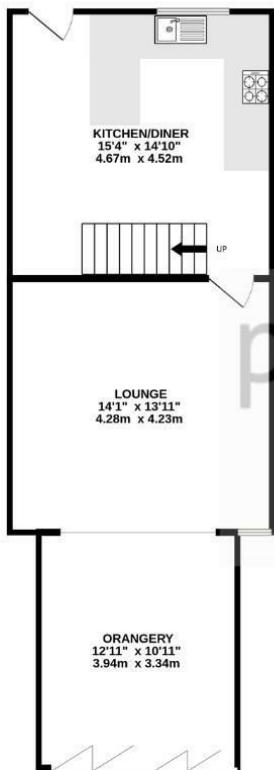
Ideally located for convenient access to a wide range of local amenities, the property is within easy reach of Whitefield Metrolink station, excellent motorway links, and the vibrant bars and restaurants that make Whitefield so desirable. Commuters will also appreciate the straightforward travel into Manchester City Centre and beyond.

Early viewing is highly recommended to fully appreciate the space, style, and location on offer.





GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



2ND FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the plans 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		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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