

pearson ferrier®

1 MEREBROOK CLOSE
Manchester, M26 1UF
Offers Over £230,000

1 MEREBROOK CLOSE

Property at a glance

- beautifully presented and much improved mews built by Barratt Homes circa 2004/2005
- three generous sized bedrooms
- cul-de-sac location positioned within walking distance of Radcliffe Metrolink providing easy access to Manchester City Centre
- PVC double glazing & GCH system
- ground floor guest WC
- spacious lounge with feature paneling
- modern fitted kitchen with integrated appliances and double opening patio doors providing access out onto the large private rear garden
- modern stylish recently installed family bathroom
- driveway providing ample off road parking for two/three cars
- viewing a must!!!

Pearson Ferrier in Radcliffe are delighted to bring to the market this beautifully presented and much improved three bedroom mews property, constructed by Barratt Homes circa 2004/2005 and tucked away within a quiet cul-de-sac location.

Ideally positioned and within close proximity to local amenities, including schools, shops, and the vibrant nightlife of Whitefield with its array of bars and restaurants. Commuters will appreciate the easy access to Radcliffe & Whitefield Met Stations and nearby motorway networks, facilitating seamless travel to Manchester City Centre and beyond making it perfect for commuters, first time buyers and growing families alike.

Internally, the accommodation benefits from PVC double glazing and a gas central heating system throughout and briefly comprises; entrance hallway, ground floor guest WC, spacious lounge featuring attractive panelled walls and a modern fitted kitchen complete with integrated appliances and double opening patio doors leading out onto the large private rear garden.

To the first floor are three generous sized bedrooms together with a stylish recently installed modern family bathroom.

Externally, the property boasts a large enclosed rear garden ideal for entertaining and a driveway to the front providing ample off road parking for two/three vehicles.

Early viewing is highly recommended to fully appreciate the standard of accommodation on offer – viewing is a must!!!



















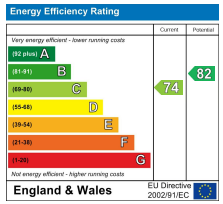
GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.

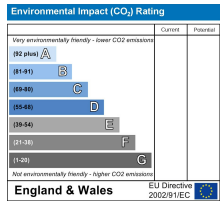
1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.5 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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