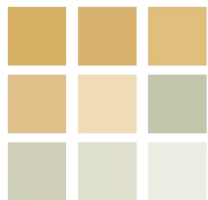




pearson
ferrier®



4 HONITON GROVE
Manchester, M26 3QF
Offers In The Region Of £225,000

4 HONITON GROVE

Property at a glance

- neatly presented & well maintained semi-detached
- two generous sized bedrooms (master with fitted wardrobes)
- positioned within a small select cul-de-sac
- PVC double glazing & GCH system
- feature lounge
- modern fitted kitchen with integrated appliances
- PVC double glazed conservatory
- modern stylish family bathroom
- driveway providing ample off road parking for two/three cars leading to the detached single garage
- low maintenance private rear garden with the added benefit of not being directly overlooked, viewing a must!!!

Pearson Ferrier are delighted to offer for sale this neatly presented and well-maintained semi-detached home, perfectly positioned within a small, select cul-de-sac.

The property boasts two generous bedrooms, including a master with fitted wardrobes, and is ideally located for commuters with Radcliffe Metrolink station just a short distance away, providing easy access into Manchester City Centre.

Accommodation comprises:

- Feature lounge
- Modern fitted kitchen with integrated appliances
- PVC double glazed conservatory opening onto the rear garden
- Stylish family bathroom

Additional benefits include PVC double glazing, gas central heating, a driveway with parking for two to three cars, and a detached single garage. The rear garden is private, low maintenance, and not directly overlooked — perfect for relaxing or entertaining.

An ideal purchase for first-time buyers looking for a ready-to-move-into home in a sought-after location.

Viewing is highly recommended! Contact Pearson Ferrier today to arrange your appointment.

Additional Information:

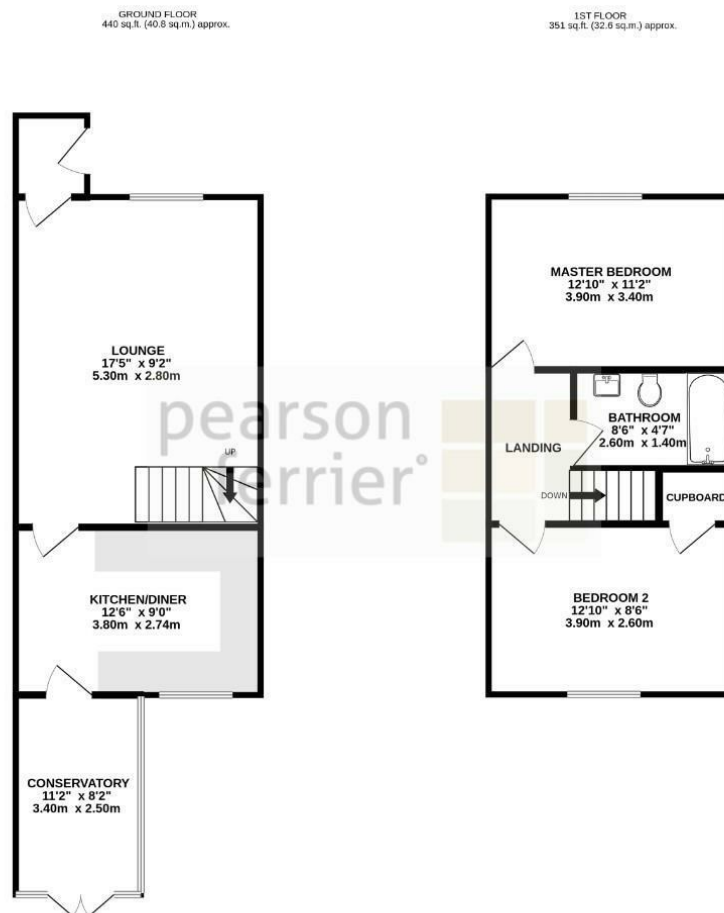
Tenure - Freehold

Council Tax band B payable to Bury MBC. Council Tax rates amount for 2025-26 = £1877.99

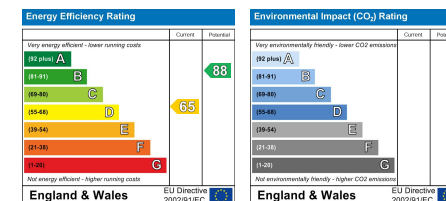
EPC Rating: D







TOTAL FLOOR AREA: 791 sq ft. (73.4 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 misstatement. 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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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.