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133 RADCLIFFE NEW ROAD
Manchester, M45 7RP
Offers Over £550,000

133 RADCLIFFE NEW ROAD

Property at a glance

- neatly presented & well maintained deceptively spacious detached family home constructed circa 1930's
- four generous sized bedrooms (bedroom three with an ensuite shower room)
- located in a highly sought after residential location occupying a generous plot
- PVC double glazing & GCH system,
- large inviting entrance hallway, spacious lounge with bay window housing a multi-fuel log burner and underfloor heating
- spacious dining room with bi-fold doors providing access onto the large private rear garden with underfloor heating
- spacious breakfast kitchen with integrated appliances and finished with granite work surfaces
- spacious modern stylish four piece ground floor family bathroom with free standing roll top bath
- block paved driveway providing off road parking to the detached single garage, mature lawned gardens to the front and rear, sold with no onward chain
- positioned close by to all local amenities including the nearby motorway and Whitefield Metrolink station, viewing a must!!!!

Pearson Ferrier Black Label are delighted to present 133 Radcliffe New Road, Whitefield a beautifully presented and deceptively spacious detached family home, constructed circa 1930s, occupying a generous plot in a highly sought-after residential location. This neatly presented and well-maintained home offers exceptional living space throughout, combining period character with modern comfort. Benefiting from PVC double glazing and a gas central heating system, the property is sold with no onward chain. The accommodation begins with a large and inviting entrance hallway, setting the tone for the generous proportions found throughout. The spacious lounge features a charming bay window, a multi-fuel log burner, and underfloor heating. There is a spacious dining room with bi-fold doors opening onto the large private rear garden, seamlessly blending indoor and outdoor living, further enhanced by underfloor heating. The home continues to impress with a spacious breakfast kitchen, fitted with integrated appliances and finished with elegant granite work surfaces. The ground floor also boasts two generous-sized bedrooms and a spacious, modern and stylish four-piece family bathroom, complete with a free-standing roll-top bath, offering a luxurious touch. Upstairs, the property offers two further generous-sized bedrooms, with Bedroom Three benefitting from its own en-suite shower room, adding convenience and flexibility for family living or guests. Externally, the home enjoys mature lawned gardens to the front and rear, providing excellent outdoor space for families and entertaining. A block-paved driveway offers off-road parking for four/five cars and leads to a detached single garage.

Located in a prime residential area, the property is ideally positioned close to local amenities. Commuters will appreciate the excellent transport links, with Whitefield Metrolink Station nearby and easy access to major motorway networks, ensuring effortless travel to Manchester City Centre.

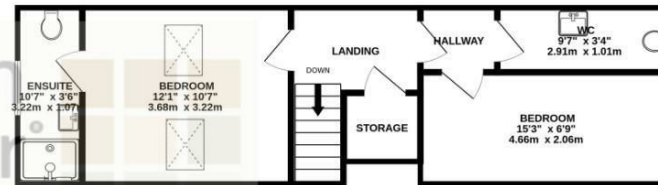




GROUND FLOOR
1472 sq.ft. (136.8 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 1890 sq.ft. (175.6 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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
102 plus	A			102 plus	A		
81-101	B			81-101	B		
62-80	C			62-80	C		
43-61	D			43-61	D		
25-42	E			25-42	E		
10-24	F			10-24	F		
1-9	G			1-9	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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