



42 WILTON GARDENS
Manchester, M26 2UP
Offers In The Region Of £265,000

42 WILTON GARDENS

Property at a glance

- stunning semi-detached family home
- three generous sized bedrooms (all fitted)
- cul-de-sac location
- tastefully decorated throughout
- Anthracite Grey PVC double glazing, recently installed GCH system, recently re-wired
- recently re-roofed
- modern shaker-style kitchen in a sleek White finish with integrated appliances
- modern luxury shower room finished to a very high standard, providing a luxurious space to relax and unwind.
- concrete pattern imprinted driveway providing ample off road parking for three cars
- large, private landscaped rear garden with summerhouse, viewing a must!!!

Nestled in a quaint and exclusive cul-de-sac, this stunning three-bedroom semi-detached family home at Wilton Gardens has been comprehensively refurbished to the highest standards within the last 18 months, ensuring no expense has been spared. Conveniently located for easy access to local amenities, including schools, shops, and transport networks, this property is just a short walk from Radcliffe Metrolink station and the nearby motorway networks, providing seamless access to Manchester City Centre and beyond.

Key Features:

- Modern Interior: Tastefully decorated throughout, the home boasts anthracite grey PVC double glazing, a recently re-wired electrical system, and a recently installed gas central heating system and plumbing. The boiler remains covered under the manufacturer's warranty.
- Stylish Kitchen: recently installed, modern shaker-style kitchen features in a sleek White finish with integrated appliances, perfect for contemporary living.
- Comfort and Elegance: The property has been completely re-plastered and includes a stunning feature glass balustrade. Each of the three generous-sized bedrooms comes fitted, offering ample storage and comfort.
- Luxurious Bathroom: The family shower room is designed to a very high standard, providing a luxurious space to relax and unwind.

Exterior:

- Driveway: A newly laid concrete pattern imprinted driveway offers ample off-road parking for three cars.
- Private Garden: The large landscaped rear garden is a private haven, complete with a summerhouse, ideal for outdoor entertaining or peaceful relaxation.

Accommodation Overview:

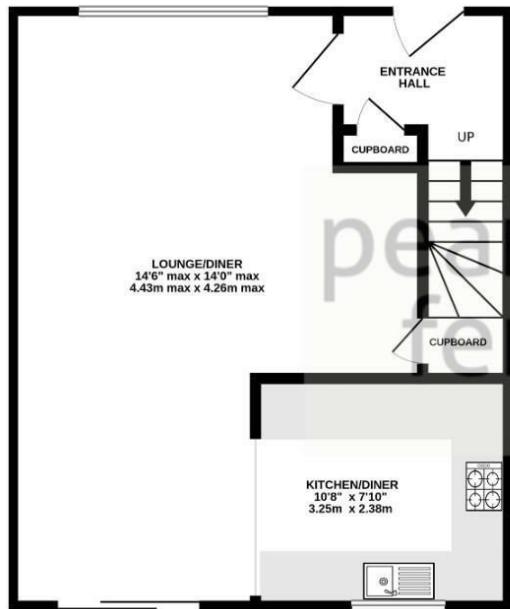
- Ground Floor: Welcoming reception hallway, spacious through lounge, and modern kitchen.
- First Floor: Three generous-sized bedrooms all fitted and a stylish family bathroom.

Early viewing is highly recommended to avoid disappointment. Experience the blend of luxury and convenience in this beautifully refurbished family home.

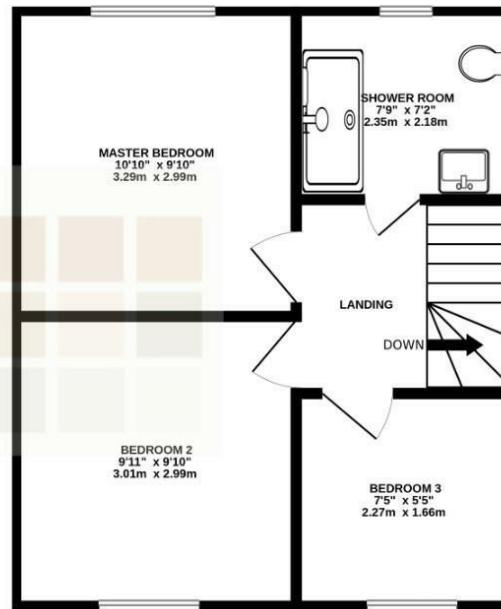




GROUND FLOOR
357 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 716 sq.ft. (66.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	87	
(70-80)	C		
(55-69)	D	72	
(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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