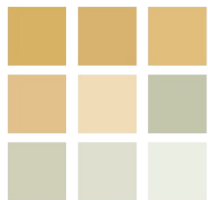




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12 ELSWORTH CLOSE
Manchester, M26 1UJ
No Offers £235,000

12 ELSWORTH CLOSE

Property at a glance

- a beautiful & much improved semi-detached family home built by Barratt Homes circa 2003
- three generous sized bedrooms (master and bedroom two with fitted wardrobes)
- PVC double glazing & GCH system with a newly installed combination Baxi boiler installed September 2025 which is still covered by the manufacturers 5 year warranty.
- ground floor guest WC
- modern fitted high gloss kitchen with integrated appliances
- newly decorated and carpeted
- occupying a generous plot
- private low maintenance rear garden
- driveway providing ample off road parking for up to four cars
- offered for sale with vacant possession & no upward chain, viewing a must!!!

Pearson Ferrier are delighted to bring to the market this beautifully presented and much improved three-bedroom semi-detached family home, built by Barratt Homes circa 2003. Occupying a generous plot within this small select cul-de-sac on a popular residential development, the property has been newly decorated and carpeted throughout and is offered for sale with the significant benefit of vacant possession and no upward chain.

Internally, the accommodation is well proportioned and ideally suited to modern family living. The ground floor benefits from a guest WC together with a modern high-gloss fitted kitchen incorporating a range of integrated appliances. The property is further complemented by PVC double glazing and a gas central heating system with a newly installed combination Baxi boiler installed September 2025 which is still covered by the manufacturers 5 year warranty.

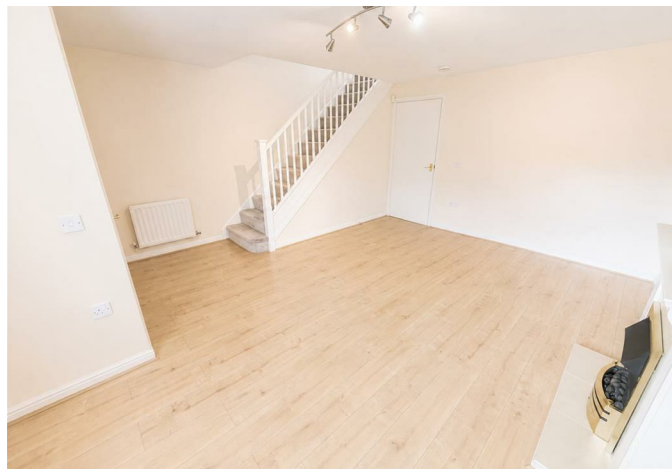
To the first floor are three generous-sized bedrooms, with both the master bedroom and bedroom two benefiting from fitted wardrobes, together with a modern family bathroom.

Externally, 12 Elsworth Close occupies a particularly generous plot. To the front, a substantial driveway provides ample off-road parking for up to four cars, whilst to the rear is a private, low-maintenance garden, providing an ideal space for relaxing and entertaining.

Conveniently positioned for local schools, amenities and transport links, this superb home would make an excellent purchase for families and first-time buyers alike.

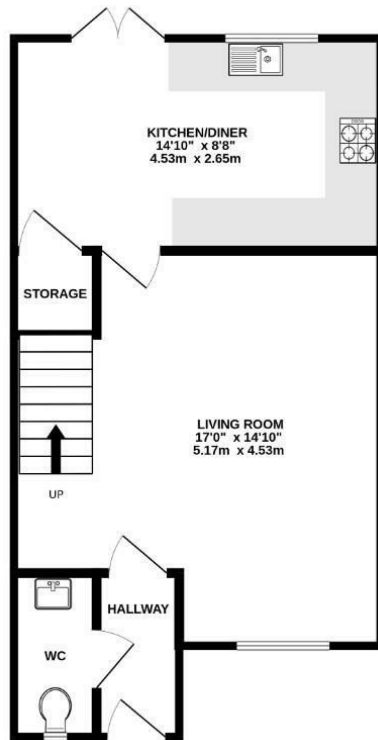
Offered for sale with vacant possession and NO UPWARD CHAIN!!!

Early viewing is highly recommended and is an absolute must to fully appreciate the size, presentation and position of this impressive family home.

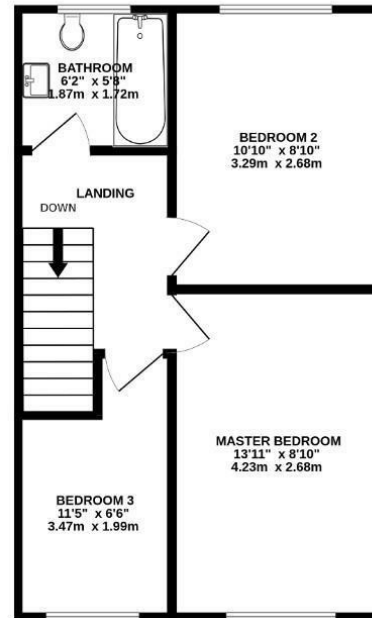




GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



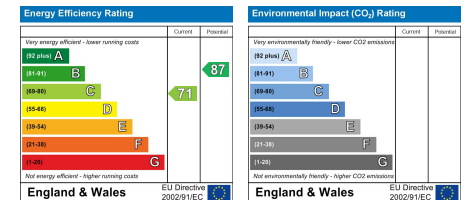
1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



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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Radcliffe Office

44 Blackburn Street Radcliffe, Manchester, M26 1NQ

Telephone: 0161 725 8155

Fax: #

Email: radcliffe@pearsonferrier.co.uk

www.pearsonferrier.co.uk



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