



pearson
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60 SHETLAND WAY
Manchester, M26 4UH
£325,000

60 SHETLAND WAY

Property at a glance

- modern built four bedroom executive extended detached family home
- four generous sized bedrooms (master and bedroom two with ensuite shower rooms)
- located on the highly regarded Riding Gate residential development
- within walking distance of Radcliffe Metrolink Station which provides easy access to Manchester City Centre
- PVC double glazing & gas central heating system
- spacious feature lounge with access to the open plan kitchen/dining area
- large PVC double glazed conservatory
- fitted kitchen with Granite work surfaces and integrated appliances, utility room, guest WC/cloaks, study/playroom
- modern contemporary three piece family bathroom
- block paved driveway providing off road parking for 2/3 cars and a private rear garden, viewing a must!!!

Pearson Ferrier are delighted to receive instructions from our clients to offer for sale this modern built four bedroom executive extended detached family home located on the highly regarded Riding Gate residential development yet positioned within easy access of all local amenities including schools, shops and transport routes including Radcliffe Metrolink Station which is only a short walk away and provides easy access to Manchester City Centre. Early viewing is well advised to avoid any disappointment. Further features include: PVC double glazing, gas central heating system, spacious feature lounge with access to the open plan kitchen/dining area, large PVC double glazed conservatory, fitted kitchen with Granite work surfaces and integrated appliances, utility room, guest WC/cloaks, study/playroom, four generous sized bedrooms (master and bedroom two with ensuite shower rooms), modern contemporary three piece family bathroom. Outside: block paved driveway providing off road parking for 2/3 cars and a private rear garden. Briefly the accommodation comprises: entrance hallway, lounge, dining area, conservatory, breakfast kitchen, utility room, guest WC/cloaks, first floor landing, four generous bedrooms (main ensuite) and family bathroom.

Additional Information:

Tenure - Leasehold

Lease Start Date 23/11/1995

Lease End Date 01/01/2991

Lease Term 999 years from 1 January 1992

Lease Term Remaining 966 years

Ground Rent Payable - £55 per annum

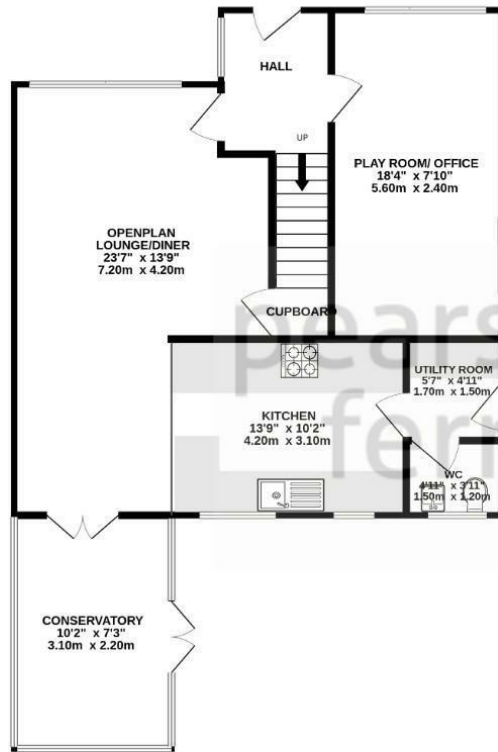
Council Tax band D payable to Bury MBC. Council Tax rates amount for 2025-26 = £2414.58

EPC Rating: C

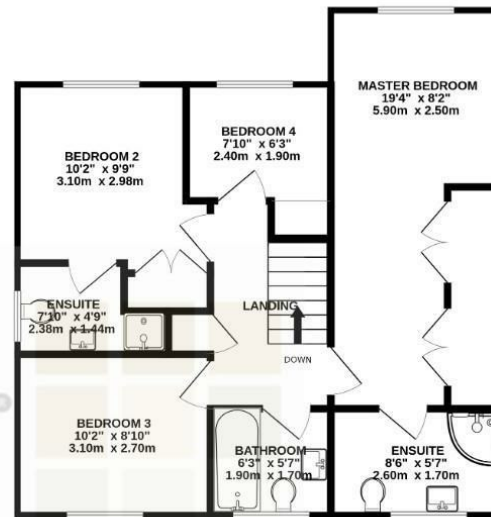




GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.

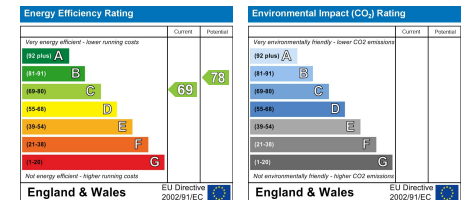


1ST FLOOR
597 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA: 1313 sq.ft. (122.0 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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