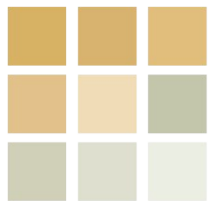




pearson
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79 ETON HILL ROAD
Radcliffe, M26 2XQ
Offers In The Region Of £140,000

79 ETON HILL ROAD

Property at a glance

- garden fronted mid-terrace
- two generous sized bedrooms
- PVC double glazing & GCH system
- modern fitted kitchen with integrated appliances
- modern stylish shower room
- patio garden to the rear
- conveniently placed for easy access to all local amenities including Radcliffe Metrolink station which is within walking distance providing easy access to Manchester City Centre & surrounding areas
- viewing a must

A beautifully presented garden-fronted mid-terrace, newly listed by Pearson Ferrier, offering an excellent opportunity for first-time buyers and buy-to-let investors alike. Ideally located on Eton Hill Road, this attractive home combines modern living with superb convenience.

The accommodation features two generous double bedrooms (master with fitted wardrobes), making it perfect for couples, small families, or tenants. The property benefits from PVC double glazing and a gas central heating system.

At the heart of the home is a modern fitted kitchen with integrated appliances, providing both style and practicality. Complementing this is a contemporary and stylish shower room, finished to a high standard.

Externally, the property enjoys a garden frontage, while to the rear there is a private patio garden—ideal for relaxing or entertaining during the warmer months.

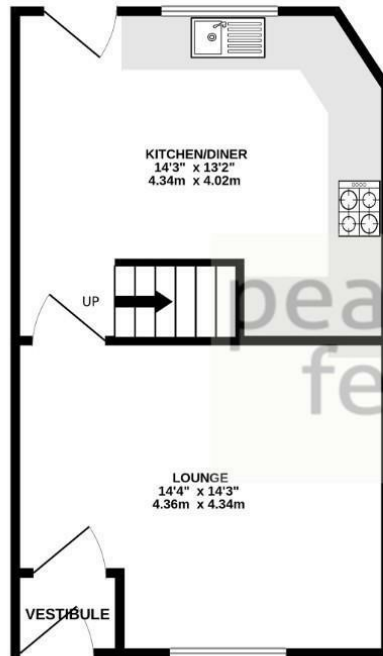
Conveniently situated for easy access to a wide range of local amenities, the property is within walking distance of Radcliffe Metrolink station, offering excellent transport links into Manchester City Centre and surrounding areas.

Early viewing is highly recommended to fully appreciate the accommodation, location, and investment potential on offer.





GROUND FLOOR
271 sq.ft. (25.2 sq.m.) approx.



1ST FLOOR
273 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA: 544 sq.ft. (50.6 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
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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.