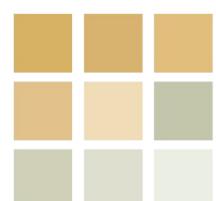




pearson
ferrier®



98 HIGHER DEAN STREET
, M26 3TE
No Offers £165,000

98 HIGHER DEAN STREET

Property at a glance

- deceptively spacious & extended three-storey mid-terrace
- two generous sized bedrooms on the first floor and a large, versatile loft bedroom on the second floor
- PVC double glazing & GCH system
- two reception rooms
- fitted kitchen with integrated appliances
- modern family bathroom
- within walking distance of Radcliffe Metrolink station providing easy access to Manchester City Centre
- patio garden to the rear
- offered for sale with a tenant in situ, making it an ideal opportunity for buy-to-let investors. The current tenant is paying £1,050 PCM, providing an immediate rental income from completion.

We are delighted to bring to market this deceptively spacious and extended mid-terrace home, now offered for sale with a tenant in situ, making it an ideal opportunity for buy-to-let investors. The current tenant is paying £1,050 PCM, providing an immediate rental income from completion.

Conveniently located on Higher Dean Street, this property offers easy access to local amenities, including nearby schools, shops, and transport links. Radcliffe Metrolink station is just a short walk away, providing excellent connectivity to Manchester city centre and surrounding areas.

The property benefits from PVC double glazing and a gas central heating system. Key features include:

- Two reception rooms
- Fitted kitchen with integrated appliances, designed with both style and functionality in mind
- Two generous-sized bedrooms on the first floor and a large, versatile loft bedroom on the second floor
- Modern family bathroom

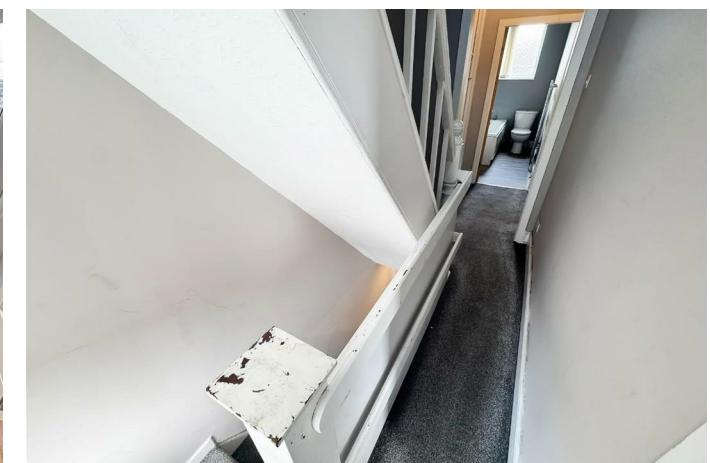
Externally, the home benefits from a rear patio garden, ideal for relaxing or entertaining.

Accommodation Layout:

- Ground Floor: Entrance vestibule, lounge, dining room, kitchen
- First Floor: Two bedrooms, family bathroom
- Second Floor: Spacious loft bedroom

Viewing is highly recommended to appreciate the size, location, and investment potential of this property

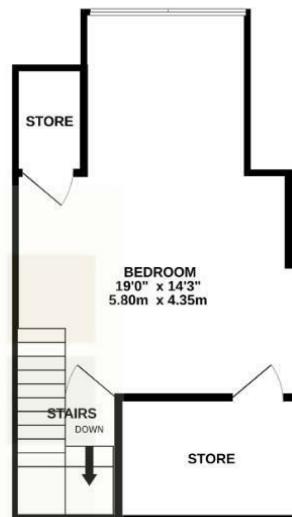
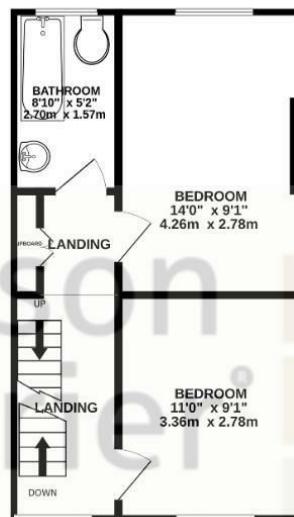
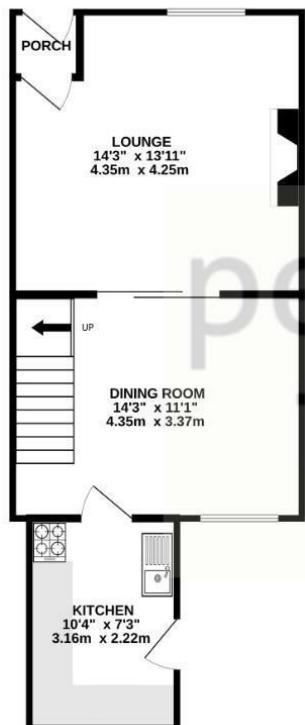




GROUND FLOOR
426 sq.ft. (39.5 sq.m.) approx.

1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.

2ND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



pearson
ferrier

TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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.

Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	86	
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO2 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 CO2 emissions			
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		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Radcliffe Office
44 Blackburn Street Radcliffe, Manchester, M26 1NQ

Telephone: 0161 725 8155

Fax: #

Email: radcliffe@pearsonferrier.co.uk

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.

www.pearsonferrier.co.uk

pearson
ferrier®

