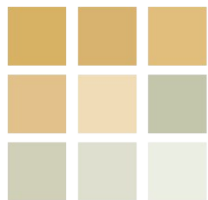




pearson
ferrier®



9 BEECHFIELD AVENUE
Manchester, M26 1FN
Offers In The Region Of £220,000

9 BEECHFIELD AVENUE

Property at a glance

- beautiful recently refurbished semi-detached family home
- three generous sized bedrooms
- PVC double glazing & GCH system with a newly installed Mains combination boiler still covered under the 5 year manufacturers warranty
- stylish newly installed kitchen with integrated appliances
- ground floor guest WC
- modern stylish family bathroom
- newly decorated and carpeted throughout
- occupying a large corner plot position with a large mature private rear garden
- offered for sale with vacant possession and no upward chain
- viewing a must!!!

Pearson Ferrier is delighted to bring to market this beautifully presented and recently refurbished three-bedroom semi-detached family home, located on Beechfield Avenue, Radcliffe, Manchester, M26 1FN. Nestled in a small, select cul-de-sac on a large corner plot, this property offers both privacy and convenience, making it a perfect choice for families or professionals.

Conveniently situated, the home provides easy access to local schools, shops, and excellent transport links, including Radcliffe and Whitefield Metrolink stations and the nearby motorway networks, ensuring seamless travel to Manchester City Centre and beyond.

Key features include:

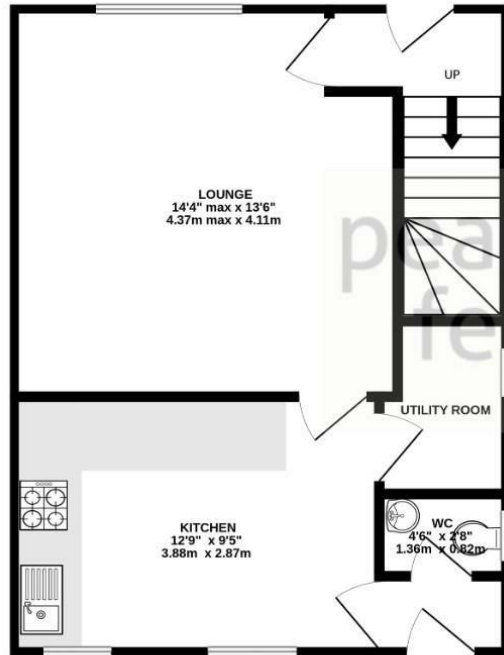
- Recently decorated and carpeted throughout, with a stylish new kitchen fitted with integrated appliances.
- PVC double glazing and a newly installed Mains combination gas central heating boiler, complete with a five-year manufacturer's warranty.
- Three generous-sized bedrooms,
- a modern stylish family bathroom,
- ground-floor guest WC.
- A large, private, and mature rear garden that is not directly overlooked, offering the perfect space to relax or entertain.

This property is move-in ready and offers an exceptional opportunity to secure a stylish and comfortable home in a sought-after location. Early viewing is highly recommended to avoid disappointment for more details or to arrange a viewing, contact our Radcliffe branch 0161 725 8155.

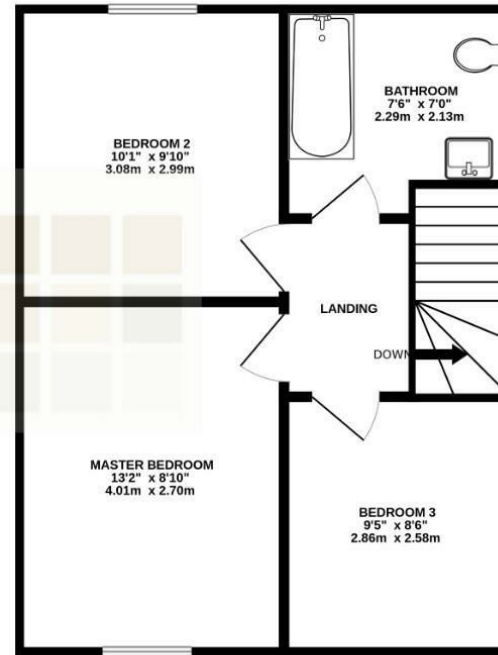




GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



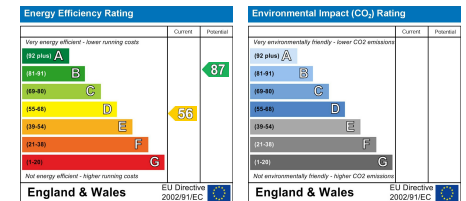
1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 861 sq.ft. (80.0 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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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.