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40 HUTCHINSON WAY
Manchester, M26 3AD
Offers In The Region Of £250,000

40 HUTCHINSON WAY

Property at a glance

- a neatly presented & well maintained modern built three storey townhouse built by Morris Homes circa 2006
- three generous sized bedrooms (master fitted and with an ensuite shower room)
- popular development located within easy access to all local amenities including Radcliffe Metrolink which is only a short walk away and provides easy access into Manchester City Centre
- PVC double glazing & GCH system
- open plan lounge
- modern fitted kitchen with integrated appliances
- modern family bathroom
- driveway providing off road parking for one car leading to the integral single garage with utility area
- private rear garden with the added benefit of not being directly overlooked at the rear
- viewing a must!!!

Pearson Ferrier are delighted to bring to the market this neatly presented and well-maintained modern three-storey townhouse, built by Morris Homes circa 2006, and ideally situated on a popular development in Radcliffe.

The property offers spacious and versatile accommodation, featuring three generous bedrooms, including a well-proportioned master bedroom complete with fitted wardrobes and a contemporary ensuite shower room. The home also benefits from an open plan lounge, a modern fitted kitchen with integrated appliances, and a stylish family bathroom.

Additional features include PVC double glazing and a gas central heating system, ensuring comfort throughout the year.

Externally, the property boasts a driveway providing off-road parking for one vehicle, leading to an integral single garage with a useful utility area. To the rear, there is a private garden which enjoys the added benefit of not being directly overlooked.

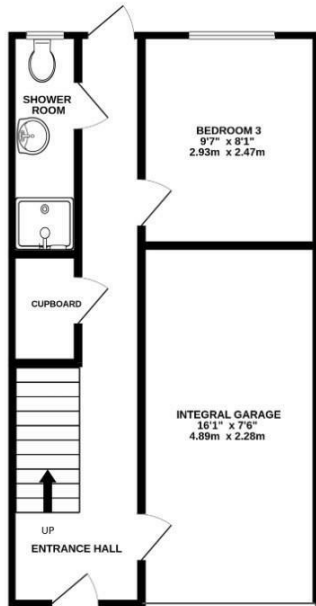
Ideally located within easy reach of local amenities and just a short walk from the Radcliffe Metrolink, the property offers excellent transport links into Manchester city centre.

Viewing is highly recommended to fully appreciate the accommodation on offer.





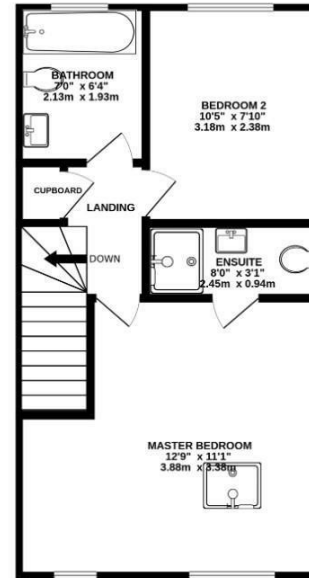
GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



2ND FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 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		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Neutral	Potential
102 plus+ A			
81-91 B			
69-80 C			
55-68 D			
39-54 E			
21-38 F			
1-20 G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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