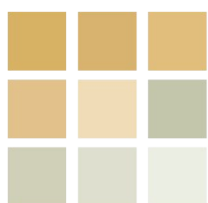




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104 HIGHER DEAN STREET
Manchester, M26 3TE
Offers In The Region Of £170,000

104 HIGHER DEAN STREET

Property at a glance

- spacious three-storey mid-terrace
- two generous sized bedrooms plus box room
- PVC double glazing & GCH system with a recently installed boiler
- spacious and welcoming lounge housing a log burner
- recently installed modern stylish fitted kitchen with integrated appliances
- modern family bathroom
- within walking distance of Radcliffe met station providing easy access to Manchester City centre and beyond
- patio garden to the rear
- offered for sale with vacant possession and no upward chain

Pearson Ferrier Estate Agents Radcliffe Branch are delighted to bring to market this deceptively spacious and much-improved mid-terrace home making it an ideal opportunity for first-time buyers or buy to let investors.

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 boasts PVC double glazing, a gas central heating system. Key features include:

- A spacious and welcoming lounge housing a log burner
- A modern stylish kitchen with integrated appliances, designed with style and functionality in mind.
- Two generously sized bedrooms plus an additional box room/walk in wardrobe.
- A modern family bathroom.
- A large, versatile loft bedroom on the second floor.

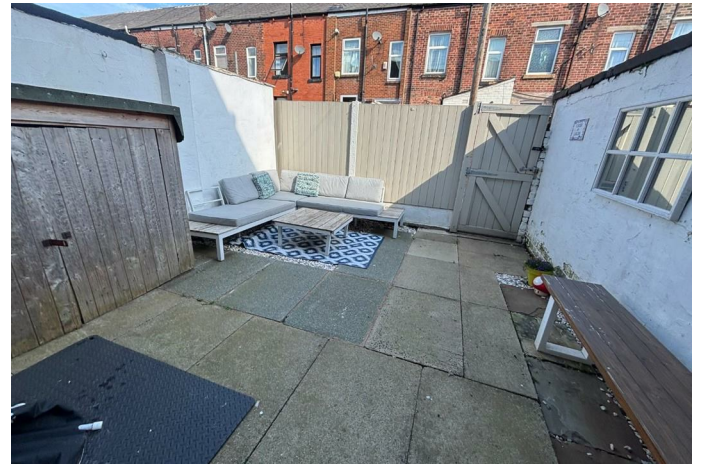
Externally, the home benefits from a rear patio garden, ideal for relaxing or entertaining.

Accommodation layout:

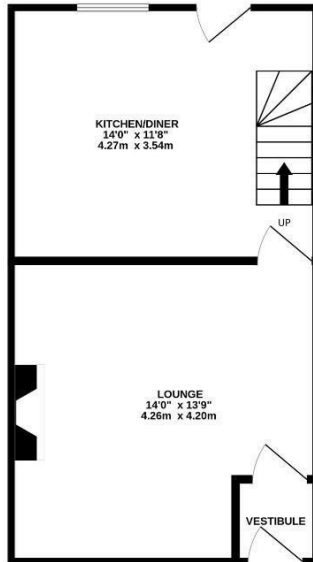
- Ground Floor: Entrance vestibule, lounge, kitchen.
- First Floor: Bedroom, box room, family bathroom.
- Second Floor: Spacious loft bedroom.

Early viewing is highly recommended!!!

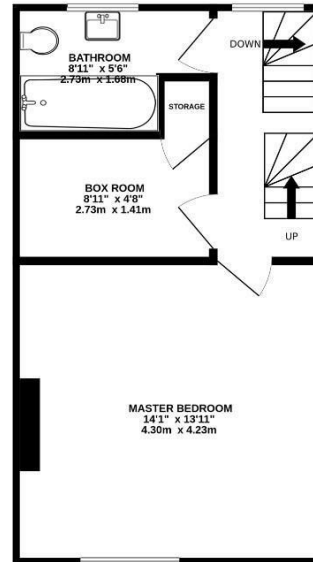




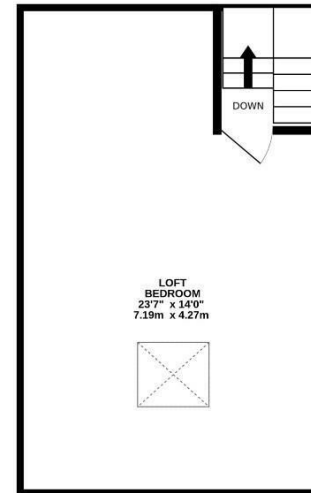
GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.

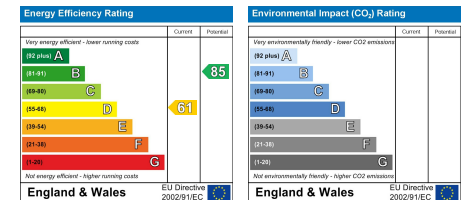


2ND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.2 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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