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6 MOSS SHAW WAY
Manchester, M26 4QH
Offers Over £240,000

6 MOSS SHAW WAY

Property at a glance

- a neatly presented & well maintained semi-detached family home
- three generous sized bedrooms (master & bedroom two with fitted wardrobes)
- located on the highly popular Moss Shaw Estate
- occupying a generous corner plot with scope to extend subject to obtaining relevant planning consent from Bury MBC
- recently installed PVC double glazed windows, gas central heating system
- recently re-roofed
- integral single garage
- modern wet room
- driveway providing ample off road parking for three/four cars, mature lawned gardens to the front, side and rear
- offered for sale with vacant possession and no onward chain

Pearson Ferrier are delighted to bring to the market this neatly presented and well-maintained three bedroom semi-detached family home, occupying a generous corner plot on the highly sought after Moss Shaw Estate.

The property offers well-planned accommodation comprising: entrance porch, spacious lounge, dining area, fitted kitchen. To the first floor are three generous bedrooms, with both the master and second bedroom benefitting from fitted wardrobes and a wet room.

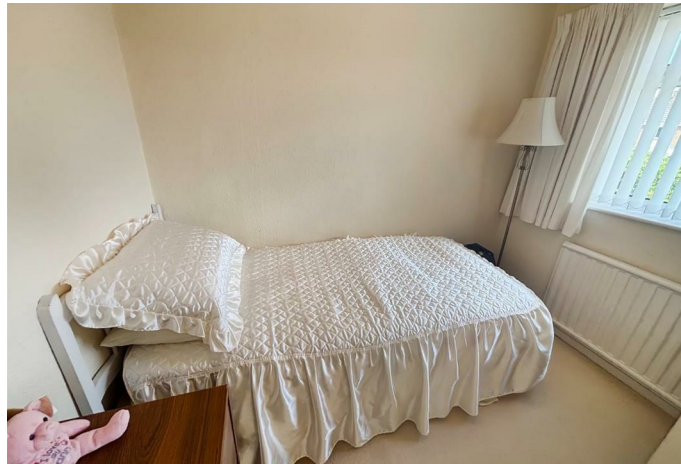
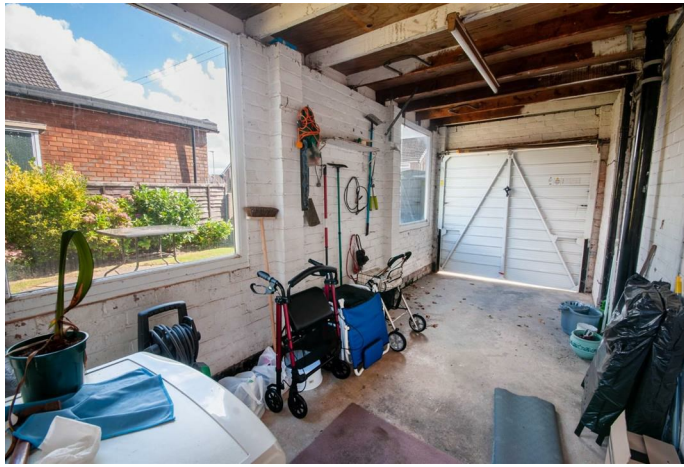
Externally, the property enjoys mature lawned gardens to the front, side and rear, an integral single garage, and a driveway providing ample off-road parking for three/four vehicles. The large corner plot also offers scope to extend, subject to obtaining the relevant planning consent from Bury MBC.

Further benefits include: recently installed PVC double glazing, gas central heating, and newly re-roofed, ensuring peace of mind for prospective buyers.

Conveniently located within easy reach of local amenities, well-regarded schools, and just a short walk to Radcliffe Metrolink station providing direct access into Manchester City Centre.

Offered for sale with vacant possession and no upward chain. Early viewing is highly recommended.

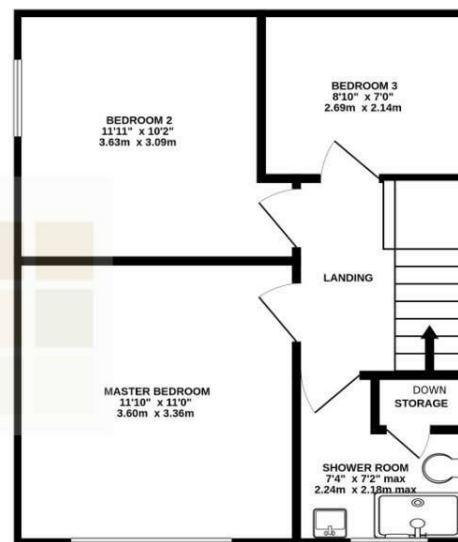




GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



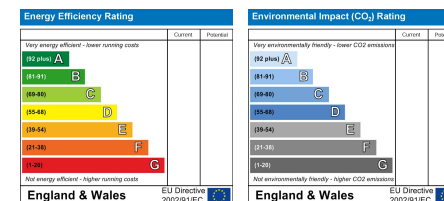
1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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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