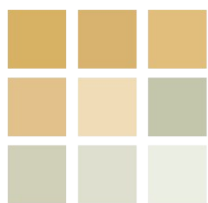




pearson
ferrier®



4 OAKWOOD GROVE
Manchester, M26 2YL
Offers Over £250,000

4 OAKWOOD GROVE

Property at a glance

- beautifully presented and modern three-storey town house
- ideally situated on a popular and well-established residential development in Radcliffe
- the property enjoys a convenient location close to a range of local amenities including highly regarded schools, shops, and transport links
- — with Radcliffe Metrolink station just a short walk away, providing direct access into Manchester City Centre and surrounding areas
- the accommodation is spacious and well-planned throughout, perfect for modern family living
- guest WC
- a generous through lounge and dining area with patio doors leading to the beautiful private rear garden
- modern fitted kitchen complete with built-in appliances
- to the first floor are two well-proportioned bedrooms and a contemporary three-piece family bathroom. The second floor is dedicated to the impressive main bedroom suite, featuring an en-suite shower room
- driveway providing off-road parking for two cars and an enclosed private rear garden.

Pearson Ferrier are delighted to bring to the market this beautifully presented and modern three-storey town house, ideally situated on a popular and well-established residential development in Radcliffe. The property enjoys a convenient location close to a range of local amenities including highly regarded schools, shops, and transport links — with Radcliffe Metrolink station just a short walk away, providing direct access into Manchester City Centre and surrounding areas.

The accommodation is spacious and well-planned throughout, perfect for modern family living. The ground floor comprises an entrance hallway, guest WC, a generous through lounge and dining area with patio doors leading to the beautiful private rear garden, and a modern fitted kitchen complete with built-in appliances.

To the first floor are two well-proportioned bedrooms and a contemporary three-piece family bathroom. The second floor is dedicated to the impressive main bedroom suite, featuring an en-suite shower room.

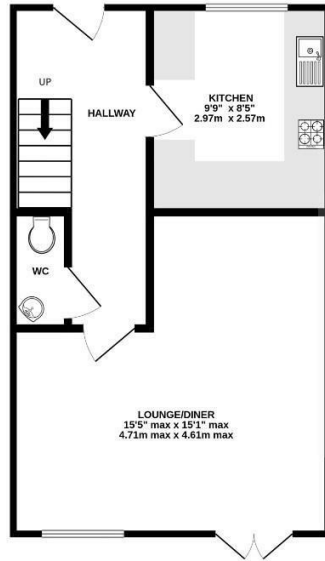
Externally, the property benefits from a driveway providing off-road parking for two cars and an enclosed beautiful private rear garden, ideal for outdoor entertaining.

Early viewing is highly recommended to avoid disappointment.





GROUND FLOOR
383 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.

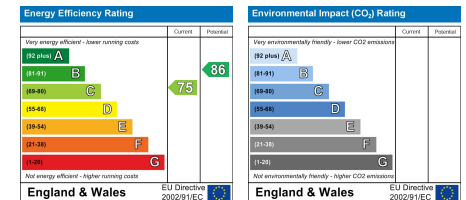


2ND FLOOR
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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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Radcliffe Office
 44 Blackburn Street Radcliffe, Manchester, M26 1NQ
 Telephone: 0161 725 8155
 Fax: #
 Email: radcliffe@pearsonferrier.co.uk

www.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.