



pearson  
ferrier®



104 HIGHER DEAN STREET  
Manchester, M26 3TE  
Offers Over £145,000

# 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

We are delighted to bring to market this deceptively spacious and much-improved mid-terrace home, offered for sale with vacant possession and no upward chain, 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 with a recently installed boiler and a host of modern upgrades. Key features include:

- A spacious and welcoming lounge housing a log burner
- A recently installed modern kitchen with integrated appliances, designed with style and functionality in mind.
- Two generously sized bedrooms, with bedroom two featuring fitted wardrobes, plus an additional box room.
- 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:

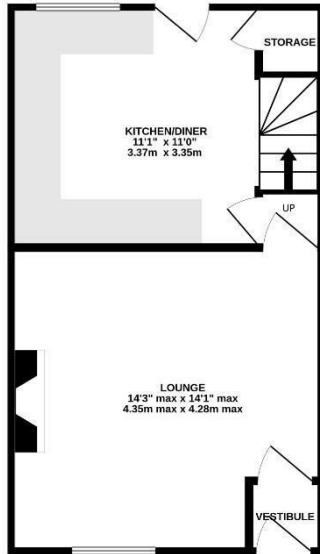
- Ground Floor: Entrance vestibule, lounge, kitchen.
- First Floor: Bedroom two, box room, family bathroom.
- Second Floor: Spacious loft bedroom.

Early viewing is highly recommended!!!





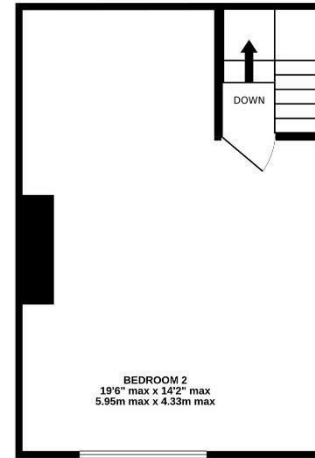
GROUND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.1 sq.m.) approx.

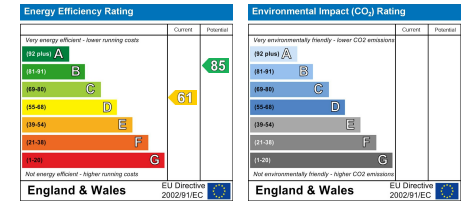


2ND FLOOR  
287 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.3 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.  
Made with Metropix ©2024



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.