



39 HALLS CLOSE  
Manchester, M26 2AG  
Offers In The Region Of £325,000

# 39 HALLS CLOSE

## Property at a glance

- beautifully presented and significantly upgraded three-bedroom detached family home
- tucked away within a sought-after cul-de-sac position and enjoying pleasant river views, constructed by Persimmon Homes circa 2016
- the property has been lovingly improved by the current owners and offers stylish, modern living ideal for families and professionals alike
- conveniently positioned for easy access to a wide range of local amenities including well-regarded schools and nurseries, shops, and excellent transport links. Radcliffe and Whitefield Metrolink stations providing straightforward access to Manchester City
- PVC double glazing & gas central heating
- solid cottage-style internal doors
- integrated single garage
- driveway providing off-road parking for two vehicles
- superb, low-maintenance rear garden featuring a composite decked seating area with glass balustrade and outdoor heaters, ideal for entertaining or relaxing, leading to an artificial grass garden
- viewing a must!!

Pearson Ferrier are delighted to bring to the market this beautifully presented and significantly upgraded three-bedroom detached family home, tucked away within a sought-after cul-de-sac position and enjoying pleasant river views.

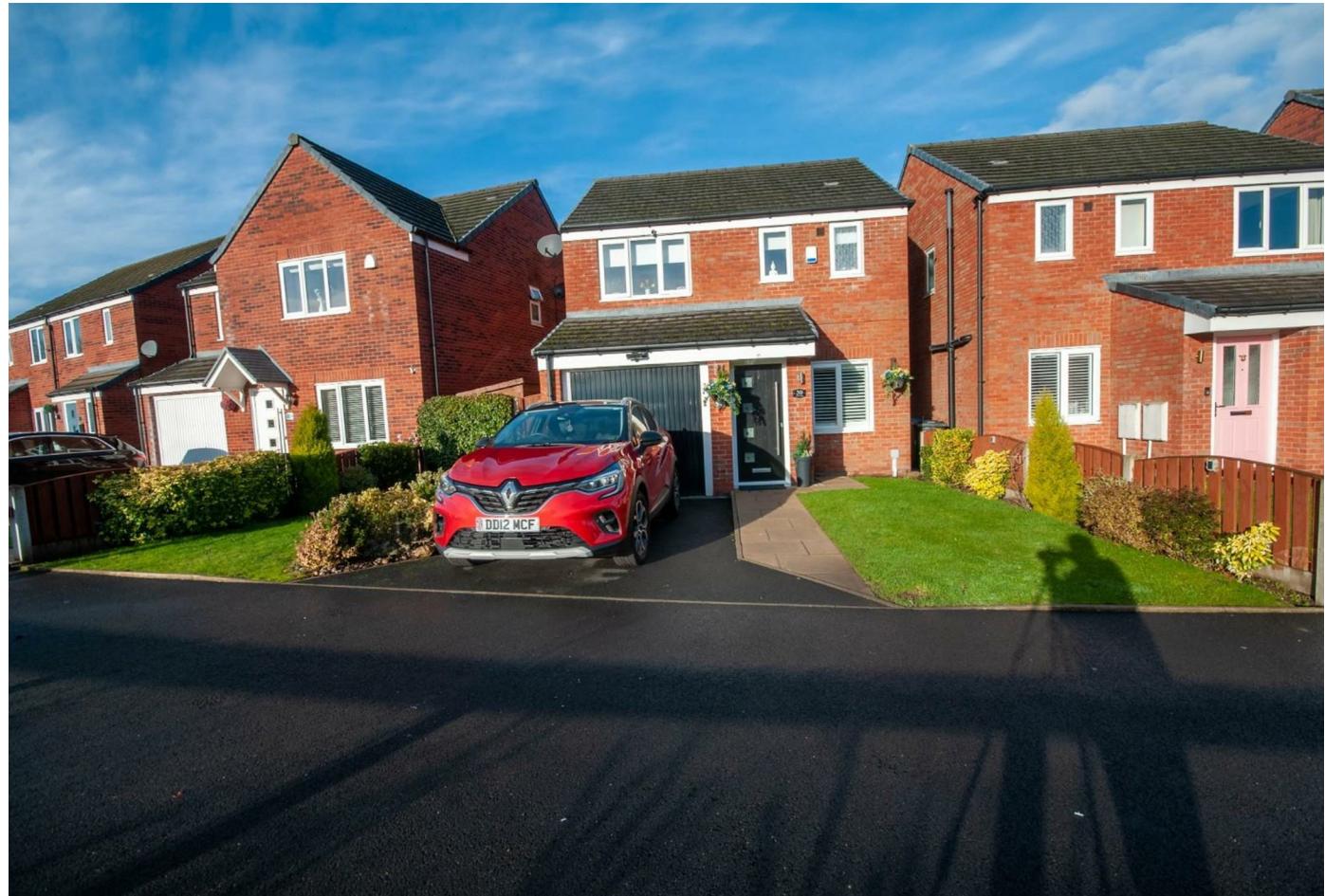
Constructed by Persimmon Homes circa 2016, the property has been lovingly improved by the current owners and offers stylish, modern living ideal for families and professionals alike. The home is conveniently positioned for easy access to a wide range of local amenities including well-regarded schools and nurseries, shops, and excellent transport links. Radcliffe and Whitefield Metrolink stations are within easy reach, along with nearby motorway networks providing straightforward access to Manchester City Centre and surrounding areas.

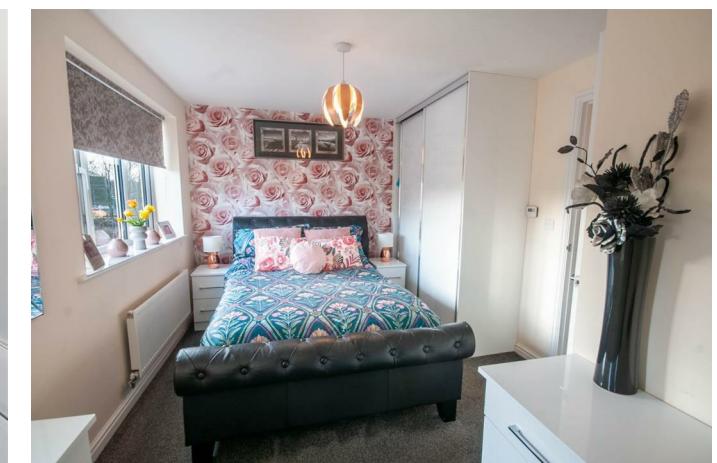
The accommodation briefly comprises: welcoming entrance, a feature lounge with media wall, a contemporary open-plan kitchen with integrated appliances, and a convenient ground floor guest WC. To the first floor are three generous-sized bedrooms, including a master bedroom with fitted wardrobes and a modern en-suite shower room, along with a stylish family bathroom.

Additional features include PVC double glazing, gas central heating, solid cottage-style internal doors, and an integrated single garage.

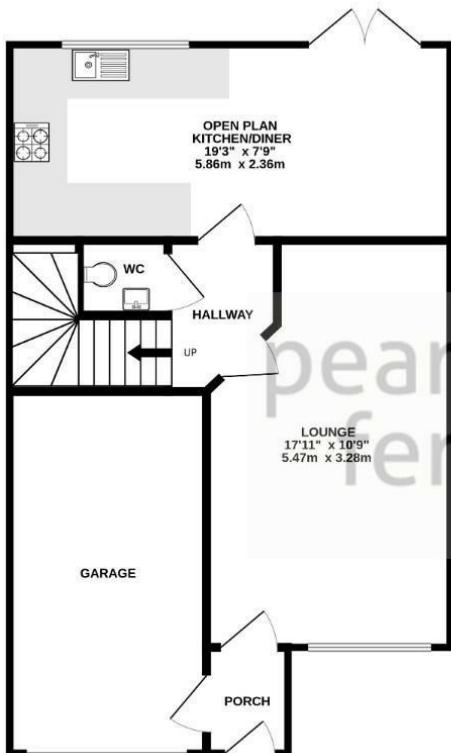
Externally, the property is equally impressive. To the front is a driveway providing off-road parking for two vehicles, access to the integrated garage, and a well-maintained lawned garden. To the rear is a superb, low-maintenance garden featuring a composite decked seating area with glass balustrade and outdoor heaters, ideal for entertaining or relaxing, leading to an artificial grass garden with raised sleeper borders, broken slate, and Mediterranean planting.

Early viewing is highly recommended to fully appreciate the quality, location, and lifestyle this fantastic home has to offer.

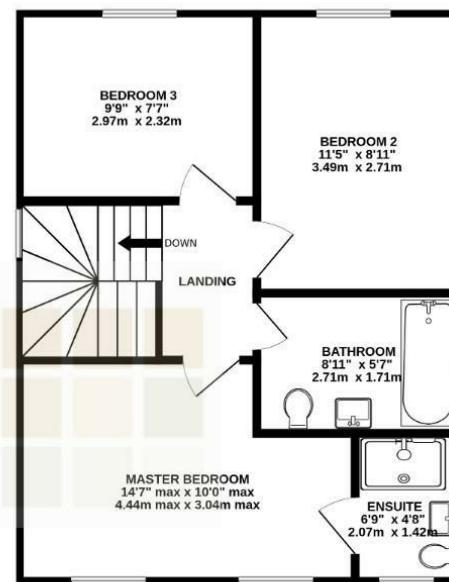




GROUND FLOOR  
574 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 1061 sq.ft. (98.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	93	
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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