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61 GROSVENOR STREET
Manchester, M26 4BQ
Offers In The Region Of £180,000

61 GROSVENOR STREET

Property at a glance

- beautifully presented and much-improved, extended, garden-fronted three bedroom mid-terrace
- this fantastic home is conveniently placed for easy access to all local amenities including local schools, shops, and transport links such as Radcliffe Metrolink Station and nearby motorway networks, providing straightforward commuting into Manchester Cit
- significantly upgraded by the current owners in recent years
- newly installed PVC double glazing
- GCH system with a recently fitted boiler (still under the manufacturer's 5-year warranty)
- immaculate interior décor throughout
- open-plan dining kitchen finished in a sleek high-gloss Grey with integrated appliances, offering a stylish and contemporary space for cooking and entertaining
- three generous sized bedrooms
- recently installed three-piece shower room
- fully enclosed private low maintenance patio garden - viewing a must!!!

Pearson Ferrier are delighted to bring to the market this beautifully presented and much-improved, extended, garden-fronted three bedroom mid-terrace, ideally positioned on Grosvenor Street, Radcliffe. This fantastic home is conveniently placed for easy access to all local amenities including local schools, shops, and transport links such as Radcliffe Metrolink Station and nearby motorway networks, providing straightforward commuting into Manchester City Centre and beyond.

The property has been significantly upgraded by the current owners in recent years, benefitting from:

- Newly installed PVC double glazing
- Gas central heating system with a recently fitted boiler (still under the manufacturer's 5-year warranty)
- Immaculate interior décor throughout

Inside, the accommodation comprises a stunning lounge, open-plan dining kitchen, finished in a sleek high-gloss Grey with integrated appliances, offering a stylish and contemporary space for cooking and entertaining. On the first floor three generous sized bedrooms and a beautifully fitted three-piece shower room, recently installed to a high standard.

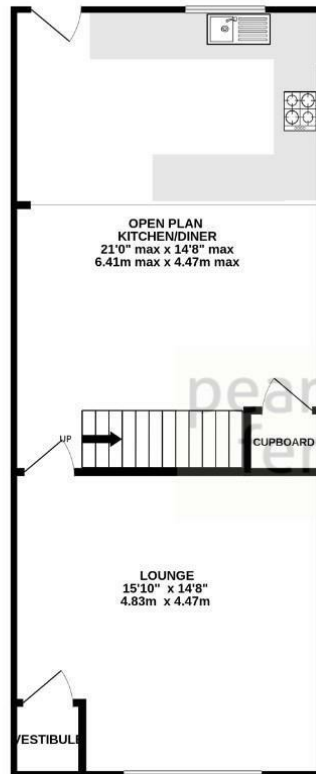
To the rear, the property enjoys a fully enclosed private patio garden, featuring low-maintenance artificial grass and newly installed fence panels and gate—perfect for relaxing or outdoor dining.

This lovely home would make an ideal purchase for a first-time buyer or anyone seeking a move-in-ready property in a highly convenient location. Early viewing is highly recommended to avoid disappointment.





GROUND FLOOR
569 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 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 misstatement. 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		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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