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16 FARM CRESCENT
Manchester, M26 4LX
Offers In The Region Of £395,000

16 FARM CRESCENT

Property at a glance

- detached family home
- four generous sized bedrooms (master with en-suite shower room)
- highly sought after residential location
- PVC double glazing & GCH system
- guest WC
- open views overlooking surrounding countryside
- modern spacious open plan kitchen diner with integrated appliances
- snug/office/playroom
- modern stylish family bathroom
- driveway providing off road parking for two cars leading to the detached single garage, gardens to the front & rear, viewing a must!!!

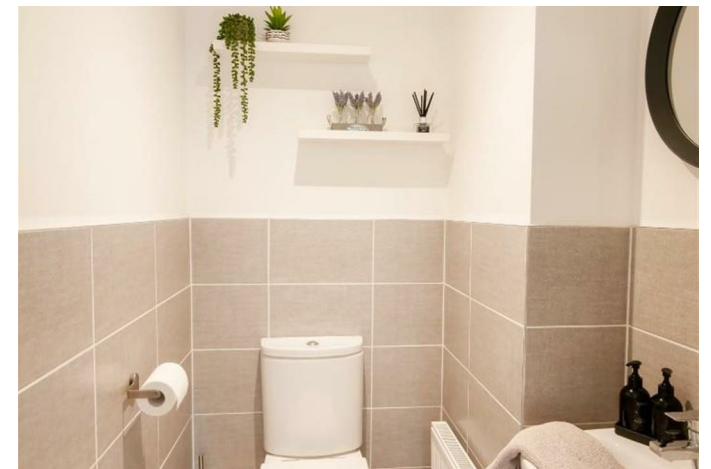
Located on the popular Tudor Grange development constructed by Bellway Homes circa 2020 is this four bedroom detached family home conveniently placed for easy access to all local amenities to include nearby primary and secondary schools including Bury Grammar school, local shops, local doctors surgery and nearby transport networks providing easy access to Manchester City Centre and surrounding areas. Early viewing is highly recommended to avoid any disappointment. Further features include: open views overlooking the surrounding countryside, PVC double glazing, gas central heating system, majority of the NHBC warranty remaining, ground floor guest WC, spacious open plan breakfast kitchen with integrated appliances, snug/office/playroom, four generous sized bedrooms (master suite with en-suite shower room), modern family bathroom. Outside - driveway providing off road parking for two cars leading to the detached single garage and gardens to the front and rear. The accommodation briefly comprises: reception hallway, WC, lounge, spacious open plan breakfast kitchen, snug/office/playroom, first floor, four generous sized bedrooms (master suite with en-suite shower room) and a modern family bathroom. Outside - driveway providing off road parking for two cars leading to the detached single garage and gardens to the front and rear.

Additional Information:

Tenure - Freehold

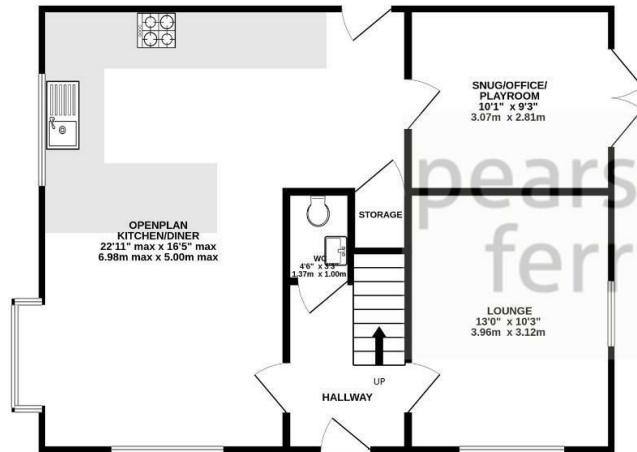
Council Tax band E payable to Bury MBC. Council Tax rates amount for 2025-26 = £2951.15

EPC Rating - B

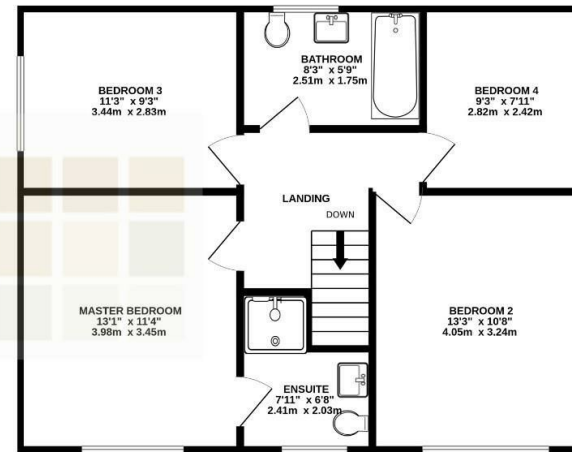




GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.

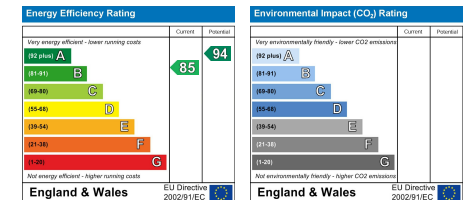


1ST FLOOR
637 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 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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