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5 RINGWOOD AVENUE
Manchester, M26 1BP
Offers Over £200,000

5 RINGWOOD AVENUE

Property at a glance

- semi-detached family home
- three generous sized bedrooms (master fitted)
- PVC double glazing & GCH system
- spacious dining kitchen
- PVC double glazed conservatory
- ground floor WC
- modern family bathroom
- driveway providing off road parking for one car
- low maintenance gardens to the front and rear
- conveniently located for easy access to all local amenities including schools, shops and transport networks to include Whitefield & Radcliffe Metrolink stations providing easy access into Manchester City Centre

Pearson Ferrier Estate Agents are delighted to bring to the market this three-bedroom semi-detached family home, conveniently positioned for easy access to a wide range of local amenities and transport links.

The property offers spacious and versatile accommodation, making it an ideal choice for families and first-time buyers alike. Internally, the accommodation comprises a welcoming entrance, ground floor guest WC, a spacious dining kitchen providing ample room for both cooking and dining, and a PVC double-glazed conservatory overlooking and providing access to the private low maintenance rear garden.

To the first floor are three generous-sized bedrooms, with the master bedroom benefiting from fitted furniture, together with a modern family bathroom.

The property further benefits from PVC double glazing and a gas central heating system throughout.

Externally, there are low-maintenance gardens to both the front and rear, together with a driveway providing off-road parking for one vehicle.

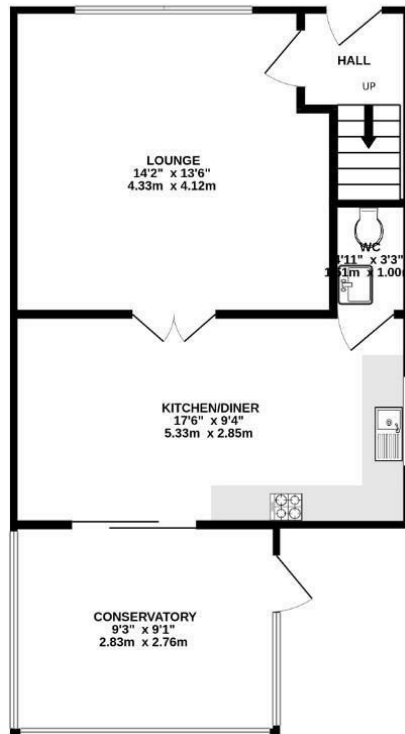
Ringwood Avenue is conveniently located for access to an excellent range of local schools, shops and everyday amenities, while both Whitefield and Radcliffe Metrolink stations are within easy reach, providing excellent transport links and convenient access into Manchester City Centre.

An excellent family home in a popular and convenient location — early viewing is highly recommended!

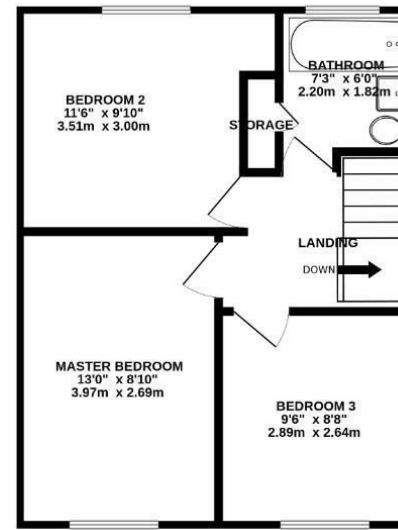




GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.3 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.

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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		
43-54	E		
31-42	F		
1-20	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		
43-54	E		
31-42	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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