

pearson ferrier®

5 ALDWYN CLOSE
Manchester, M26 1UG
Offers Around £245,000

5 ALDWYN CLOSE

Property at a glance

- a neatly presented semi-detached family home
- three generous sized bedrooms
- tucked away in a small select cul-de-sac location
- PVC double glazing & GCH system
- ground floor guest WC
- spacious lounge
- modern stylish dining kitchen with integrated appliances
- modern stylish shower room
- driveway for two vehicles and well maintained gardens to the front and rear
- viewing a must!!!

Pearson Ferrier Estate Agents are delighted to bring to the market this neatly presented three-bedroom semi-detached family home, tucked away in a small and select cul-de-sac at 5 Aldwyn Close, Radcliffe. Ideally positioned for a wide range of local amenities, the property is also within walking distance of Radcliffe Metrolink Station and nearby motorway networks providing excellent transport links and easy access into Manchester City Centre.

The property offers spacious and well-presented accommodation throughout and benefits from PVC double glazing and a gas central heating system. Internally, the accommodation briefly comprises an entrance hallway, ground floor guest WC, spacious lounge and a modern, stylish dining kitchen with integrated appliances.

To the first floor are three generous-sized bedrooms together with a modern and stylish shower room.

Externally, the property benefits from a driveway providing off-road parking for two vehicles, along with well-maintained gardens to both the front and rear, making this an ideal home for couples and families alike.

Situated in a sought-after cul-de-sac location with excellent amenities and transport links close at hand, this superb home is expected to generate strong interest.

Viewing is an absolute must!!!













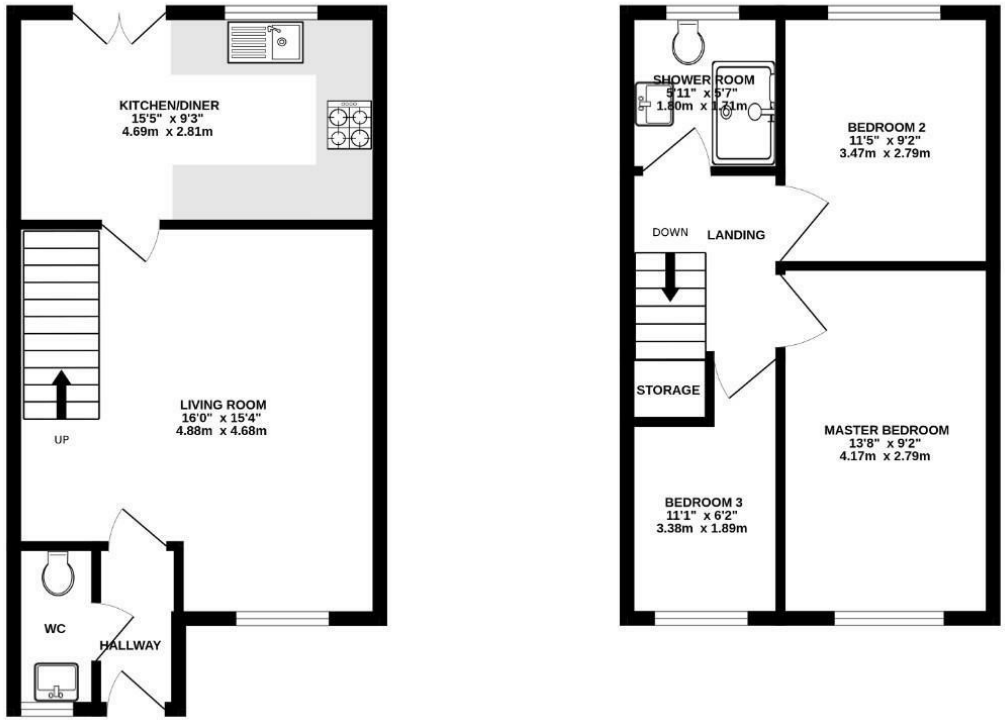






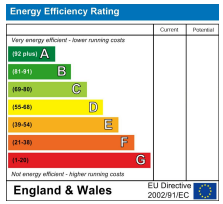
GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.

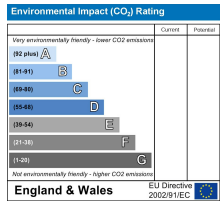
1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.5 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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