



pearson  
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13 THE CRESCENT  
Manchester, M26 3LQ  
Offers In The Region Of £285,000



# 13 THE CRESCENT

## Property at a glance

- heavily extended detached family home
- three generous sized bedrooms (all fitted and master with an ensuite shower room)
- located on the highly popular Moss Shaw development
- in need of upgrading
- PVC double glazing & GCH system
- two/three separate reception rooms
- extended breakfast kitchen with integrated appliances with access to the separate utility room & integral single garage
- block paved driveway providing ample off road parking for two/three cars leading to the attached single garage
- mature lawned gardens to the front and rear
- offered for sale with vacant possession and no upward chain

Pearson Ferrier are delighted to bring to market this heavily extended detached family home, located on the ever-popular Moss Shaw development in Radcliffe. Offered for sale with vacant possession and no upward chain, the property provides generous living accommodation with excellent potential for a buyer to modernise and create their ideal family home.

Internally, the property features three well-proportioned bedrooms, all with fitted wardrobes, including a master with en-suite shower room. There are two/three separate reception rooms, an extended breakfast kitchen with integrated appliances, plus access to a separate utility room and an integral single garage. The property benefits from PVC double glazing and a gas central heating system throughout.

Externally, a block-paved driveway provides off-road parking for two/three vehicles and leads to the garage. To the front and rear are mature lawned gardens, offering excellent outdoor space for families.

Situated within walking distance of local amenities, including Radcliffe Metrolink station, and with nearby motorway networks providing easy access to Manchester City Centre and surrounding areas, the property enjoys both convenience and connectivity.

Early viewing is highly recommended to appreciate the space and potential this home has to offer.

### Additional Information:

Tenure - Leasehold

Lease Start Date 10/06/1969

Lease End Date 25/03/2963

Lease Term 999 years from 25 March 1964

Lease Term Remaining 938 years

Ground Rent Payable - TBC

Council Tax band D payable to Bury MBC. Council Tax rates amount for 2025-26 = £2414.58

EPC Rating: C







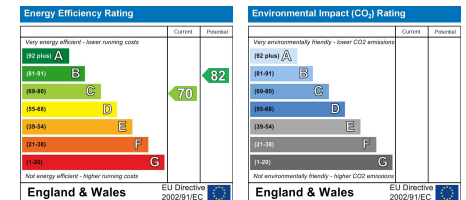
GROUND FLOOR  
898 sq.ft. (83.4 sq.m.) approx.

1ST FLOOR  
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1428 sq.ft. (132.7 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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