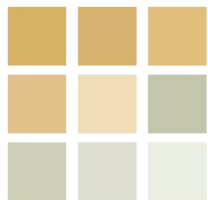




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7 BARNFIELD CLOSE
Manchester, M26 3UA
Offers Over £250,000

7 BARNFIELD CLOSE

Property at a glance

- neatly presented & well maintained semi-detached family home
- three generous sized bedrooms
- tucked away in a small select cul-de-sac on the ever popular Cams Lane development
- conveniently placed for all local amenities & within walking distance of Radcliffe Metrolink station providing easy access into Manchester City Centre
- feature lounge with beautiful fire surround
- recently installed shaker style kitchen with integrated appliances
- large PVC double glazed conservatory overlooking the private low maintenance rear garden
- utility room, office/study which was formerly the garage prior to conversion & a storage area
- modern shower room
- driveway providing off road parking for one/two vehicles, private low maintenance rear garden, viewing a must!!!

Pearson Ferrier Estate Agents Radcliffe branch are delighted to bring to the market this beautifully presented and well-maintained three-bedroom semi-detached family home, pleasantly tucked away in a small select cul-de-sac on the ever-popular Cams Lane development in Radcliffe.

Ideally positioned for a wide range of local amenities, schools and transport links, the property is also within walking distance of Radcliffe Metrolink station, providing easy access into Manchester City Centre and beyond.

The accommodation is both spacious and versatile and briefly comprises an entrance hallway, feature lounge with a beautiful fire surround, and a recently installed shaker-style fitted kitchen with integrated appliances. To the rear is a large PVC double-glazed conservatory, creating an excellent additional living/dining space whilst enjoying views over the private low maintenance rear garden.

The property also benefits from a separate utility room and a useful office/study, formerly part of the garage prior to conversion, making it ideal for those working from home. A further storage area provides valuable practical space.

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

Externally, there is a driveway providing off-road parking for one/two vehicles, whilst to the rear is a private, low-maintenance garden, offering an ideal space for relaxing and entertaining.

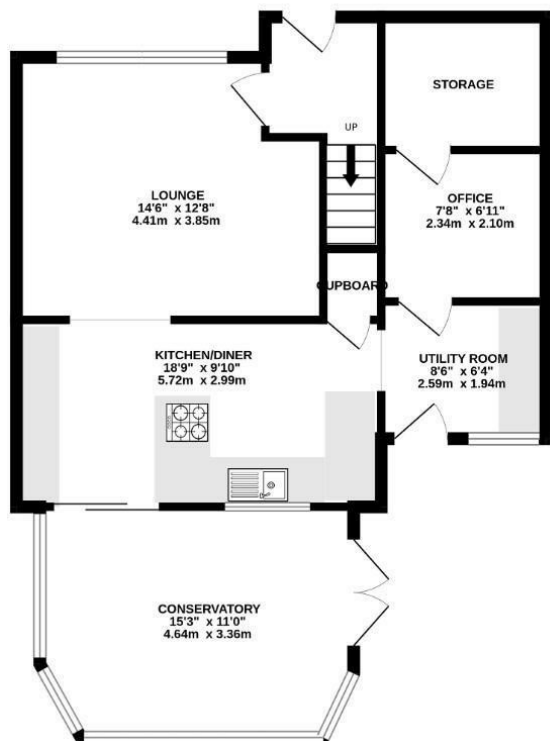
With its sought-after cul-de-sac position, excellent transport links and well-presented accommodation, this superb family home is expected to generate strong interest.

Viewing is a must!!!

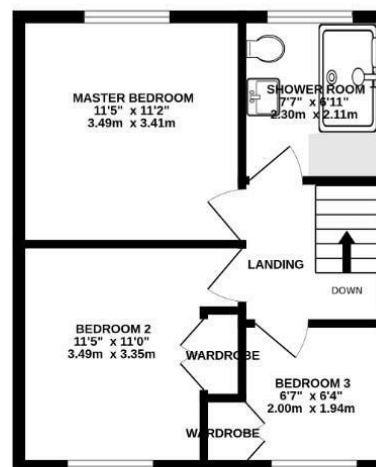




GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 1013 sq.ft. (94.1 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		
49-54	E		
35-48	F		
1-34	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		
35-48	F		
1-34	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.

