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62 COUNTESS LANE  
Manchester, M26 3NH  
Offers Over £300,000



# 62 COUNTESS LANE

## Property at a glance

- a beautifully presented and much improved traditional bay-fronted 1930s semi-detached family home
- situated within a highly sought-after residential location
- within walking distance of Radcliffe Metrolink Station, providing direct access into Manchester City Centre
- the property is a true credit to the current owners, who have invested a considerable amount of time, effort and money to present the home to an exceptional, turnkey standard
- PVC double glazing and a gas central heating system
- a spacious feature lounge with bay window and a stunning open-plan kitchen diner complete with a large central island comfortably seating six people
- PVC double-glazed conservatory
- three generous-sized bedrooms plus loft room
- a modern, stylish, recently installed four-piece family bathroom suite
- driveway providing ample off-road 3-4 cars leading to a detached single garage. To the rear is a large, mature and well-maintained lawned garden, offering a good degree of privacy

Pearson Ferrier are delighted to bring to the market this beautifully presented and much improved traditional bay-fronted 1930s semi-detached family home, situated within a highly sought-after residential location.

Conveniently positioned for easy access to a wide range of local amenities including well-regarded schools, shops and excellent transport links, the property is within walking distance of Radcliffe Metrolink Station, providing direct access into Manchester City Centre and the surrounding areas. The nearby motorway networks further enhance its commuter appeal.

The property is a true credit to the current owners, who have invested a considerable amount of time, effort and money to present the home to an exceptional, turnkey standard. An early viewing is highly recommended to fully appreciate the quality and space on offer.

Internally, the accommodation benefits from PVC double glazing and a gas central heating system and briefly comprises: welcoming entrance hallway, a spacious feature lounge with bay window, and a stunning open-plan kitchen diner complete with a large central island comfortably seating six people. French doors lead through to a PVC double-glazed conservatory, which in turn provides access to the extensive, mature rear garden.

To the first floor, there are three generous-sized bedrooms and a modern, stylish, recently installed four-piece family bathroom suite. From the landing, there is also access to a useful loft room.

Externally, the property boasts a driveway providing ample off-road parking for 3-4 vehicles, leading to a detached single garage. To the rear is a large, mature and well-maintained lawned garden, offering a good degree of privacy and not being directly overlooked.

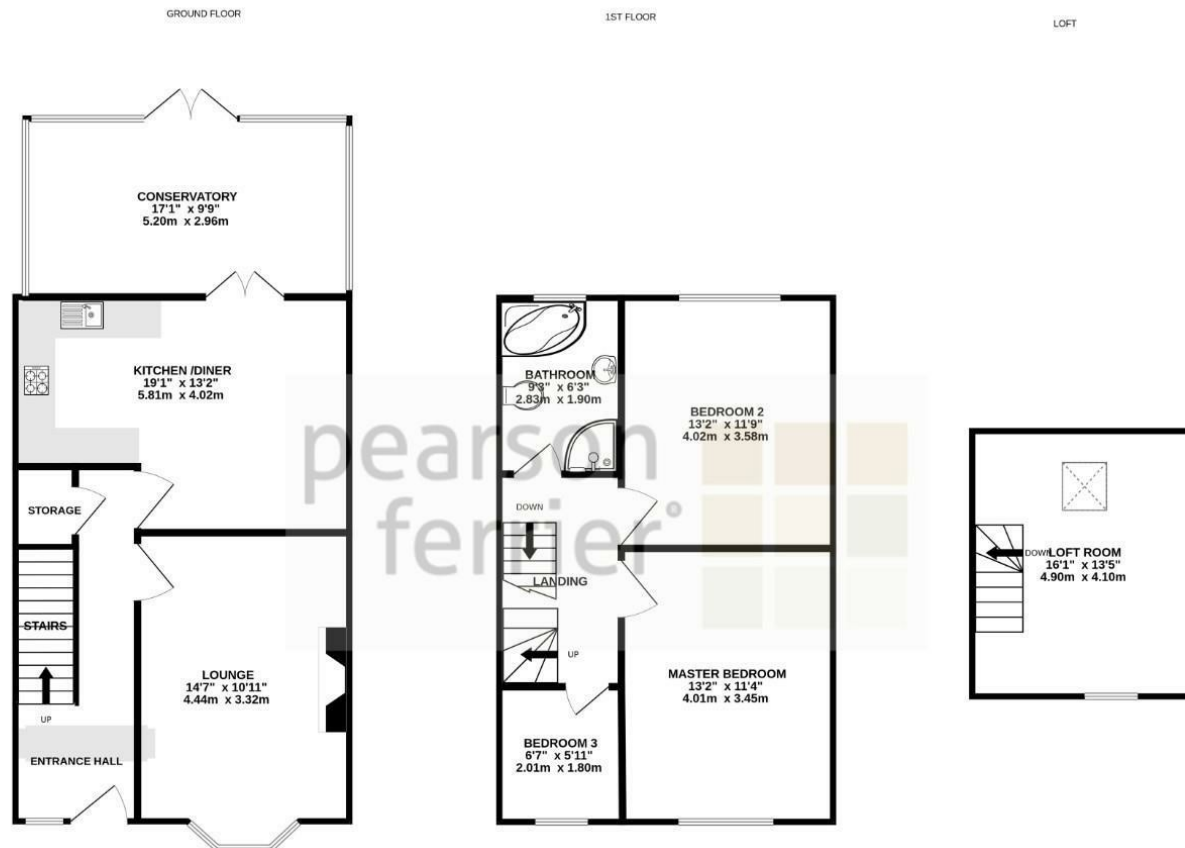
This exceptional family home combines character, modern living and a superb location, making it an ideal purchase for a range of buyers.

Early viewing is strongly advised to avoid disappointment.









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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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