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37 BULL HILL CRESCENT
Manchester, M26 1BR
Offers In The Region Of £220,000

37 BULL HILL CRESCENT

Property at a glance

- neatly presented semi-detached family home occupying a generous plot
- three generous sized bedrooms (master and bedroom three fitted)
- PVC double glazing & GCH system
- feature lounge
- modern fitted kitchen with integrated appliances
- modern stylish family bathroom
- driveway providing ample off road parking for three/four cars
- private mature rear garden
- viewing a must!!!

A neatly presented three bedroom semi-detached family home occupying a generous plot yet conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks including Radcliffe met station which is only a short walk away and provides easy access to and from Manchester City centre and surrounding areas. Early viewing is highly recommended to avoid any disappointment and further features include: PVC double glazing, gas central heating system, feature lounge, modern fitted dining kitchen with integrated appliances, three generous sized bedrooms (master and bedroom three with fitted wardrobes) and a modern stylish bathroom. Outside - driveway providing ample off road parking for three/four cars and a private mature rear garden. The accommodation briefly comprises: reception hallway, lounge, dining kitchen, first floor, three generous sized bedrooms and bathroom. Outside - driveway providing ample off road parking for three/four cars and a private mature rear garden.

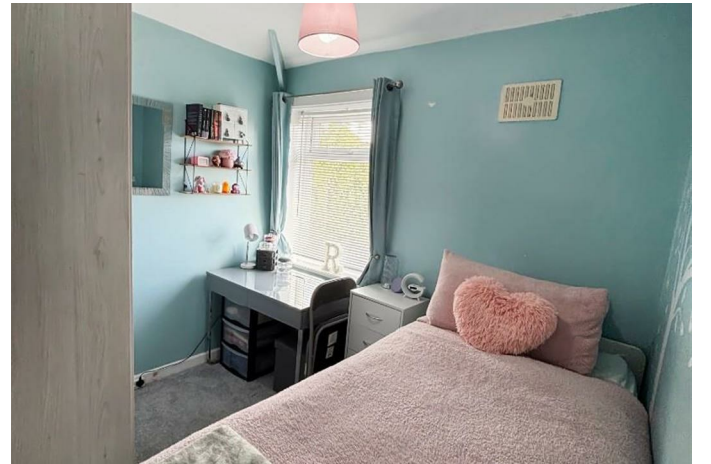
Additional Information:

Tenure - Freehold

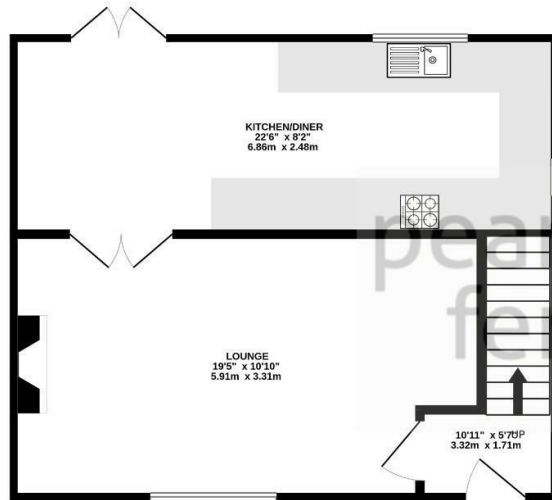
Council Tax band B payable to Bury MBC. Council Tax rates amount for 2025-26 = £1877.99

EPC Rating - D

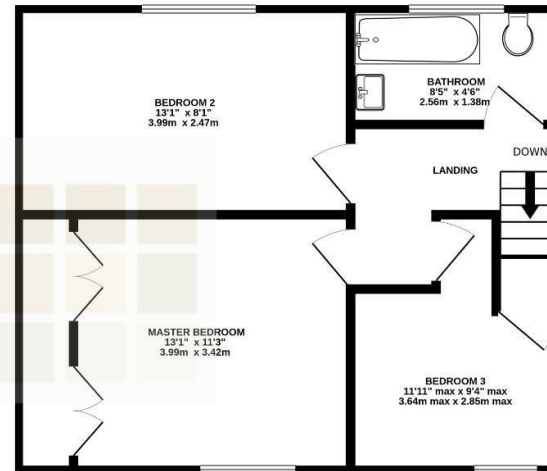




GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.

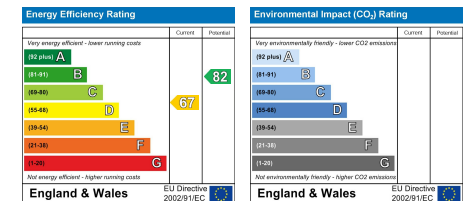


1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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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