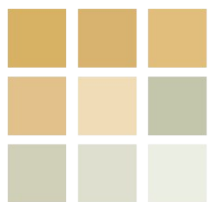




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111 JAMES STREET
Manchester, M26 1LP
Offers In The Region Of £175,000

111 JAMES STREET

Property at a glance

- stunning fully refurbished garden fronted mid-terrace finished to a very high standard
- two generous sized bedrooms
- PVC double glazing & a newly installed GCH system
- beautiful spacious lounge ideal for relaxing and entertaining
- newly installed stunning dining kitchen with Smeg integrated appliances
- newly installed modern stylish family bathroom
- offered for sale with vacant possession & no onward chain
- lawned garden to the rear
- conveniently located for all local amenities including Radcliffe & Whitefield metrolink stations providing easy access into Manchester City Centre
- viewing a must!!!

Pearson Ferrier Estate Agents Radcliffe branch are delighted to bring to the market this stunning, fully refurbished garden-fronted mid-terrace property, which has been finished to an exceptionally high standard throughout and is quite simply ready to move straight into.

The property has undergone a comprehensive programme of refurbishment, creating a stylish and contemporary home whilst offering spacious and well-proportioned accommodation. Internally, the property benefits from two generous sized bedrooms, PVC double glazing and a newly installed gas central heating system.

To the ground floor is a beautiful and spacious lounge, providing the perfect space for both relaxing and entertaining. The real heart of the home is the stunning newly installed dining kitchen, finished to an excellent standard and complemented by a range of quality Smeg integrated appliances, with ample space for dining.

To the first floor are two generous sized bedrooms together with a newly installed modern and stylish family bathroom, completing the high-quality finish found throughout this impressive home.

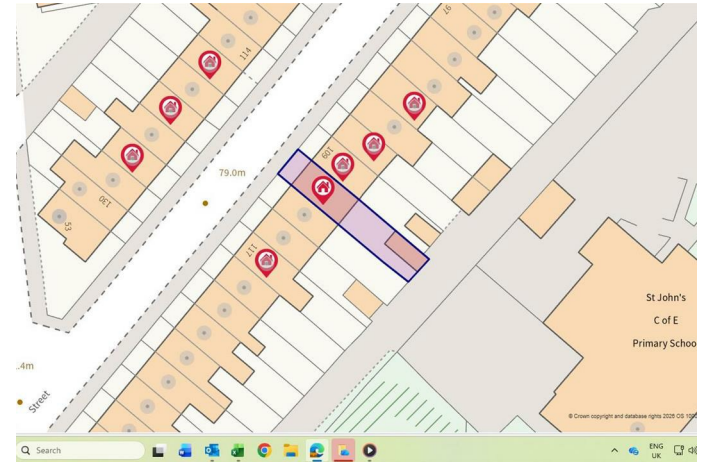
Externally, the property is garden fronted with a lawned garden to the rear, providing a pleasant outdoor space to enjoy.

Conveniently positioned for a wide range of local amenities, shops and schools, the property is also ideally located for access to both Radcliffe and Whitefield Metrolink stations, providing excellent transport links and easy access into Manchester City Centre.

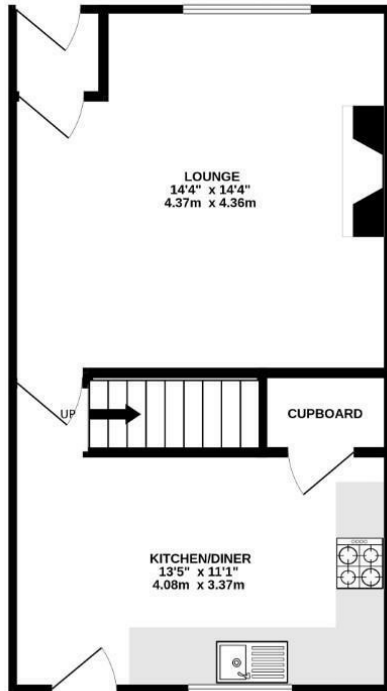
Offered for sale with vacant possession and no onward chain, this superb property would make an ideal purchase for first-time buyers, professionals or anyone looking for a beautifully finished home requiring no further work.

Early viewing is highly recommended and is an absolute must to fully appreciate the standard, space and finish this stunning property has to offer!

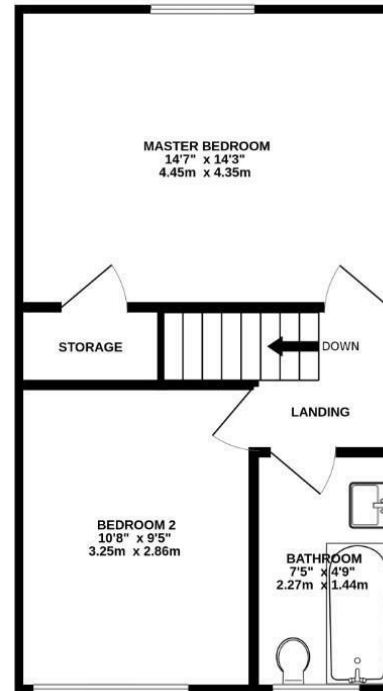




GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-64	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		
49-64	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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