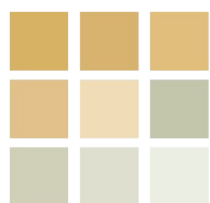




pearson  
ferrier®



1 GREENOAK  
Manchester, M26 1EG  
Offers In The Region Of £255,000



# 1 GREENOAK

## Property at a glance

- modern three-bedroom semi-detached property occupying a generous plot
- located in a small, select cul-de-sac located in the highly sought-after Stoneclough village
- three bedrooms
- ideally situated close to local schools, shops, pubs, restaurants, and excellent transport links including nearby motorway and railway networks, offering easy access to Manchester City Centre and beyond
- PVC double glazing & GCH with a newly installed boiler still covered under the manufacturers warranty
- spacious lounge
- modern fitted kitchen with integrated appliances
- PVC double glazed conservatory with Thermotec roofing system, usable all year round
- recently installed modern stylish shower room
- occupying a corner plot with gardens to the front, side and rear, driveway with off-road parking for two cars leading to the detached single garage, viewing a must!!!

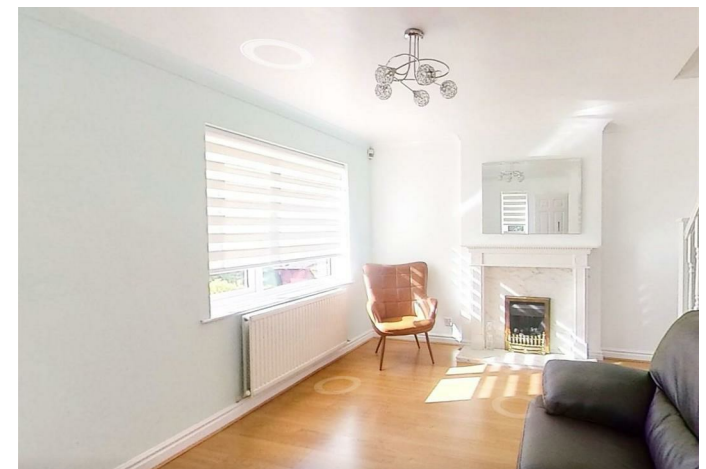
Pearson Ferrier Estate Agents is thrilled to present this modern three-bedroom semi-detached property occupying a generous plot, located in a small, select cul-de-sac in the highly sought-after Stoneclough village. This property is ideally situated close to local schools, shops, pubs, restaurants, and excellent transport links, including nearby motorway and railway networks, offering easy access to Manchester City Centre and beyond.

### Key Features:

- PVC double glazing
- Gas central heating with a newly installed boiler still covered under the manufacturers warranty
- Spacious Lounge
- Modern Kitchen: Stylish and fitted with integrated appliances, with access to the conservatory
- PVC double glazed conservatory with Thermotec roofing system, usable all year round
- Bedrooms: Three generously sized bedrooms.
- Shower Room: A recently installed modern and stylish three piece suite .
- Outdoor Space: occupying a corner plot with gardens to the front, side and rear garden and a driveway with off-road parking for two cars leading to the detached single garage.

An early viewing is highly recommended to avoid disappointment!

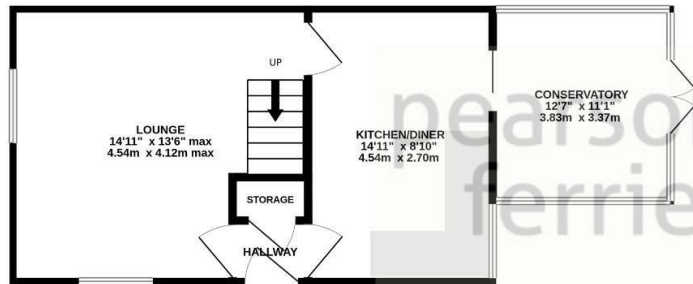
For further details or to arrange a viewing, please contact Pearson Ferrier Estate Agents today 0161 725 8155.



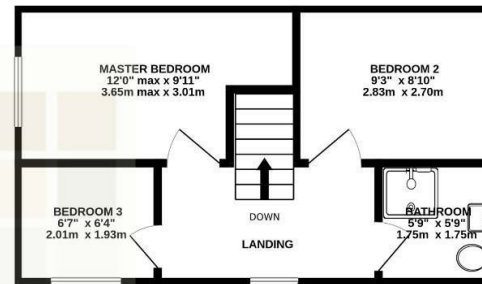




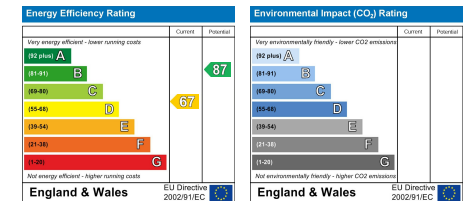
GROUND FLOOR



1ST FLOOR



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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