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6 RIVERSIDE ROAD  
Manchester, M26 2PZ  
Offers In The Region Of £220,000

# 6 RIVERSIDE ROAD

## Property at a glance

- modern built semi-detached family home constructed circa 1990's
- three bedrooms (master bedroom with fitted wardrobes)
- sought after development
- PVC double glazing & GCH system
- spacious lounge
- modern stylish recently installed White high gloss fitted kitchen with integrated appliances with double opening PVC patio doors providing access out onto the private rear garden
- boasts proximity to local amenities, including schools, shops, and commuters will appreciate the easy access to Radcliffe Metrolink Station and nearby motorway networks, facilitating seamless travel to Manchester City Centre and beyond
- driveway providing off road parking for two cars
- mature lawned gardens to the front and rear
- viewing highly recommended

Pearson Ferrier are delighted to present this neatly presented and well maintained three-bedroom semi-detached family home.

Constructed circa 1990's and occupying a prime position on a sought-after development, this modern-built home offers well-proportioned accommodation ideal for growing families and first-time buyers alike.

The property benefits from PVC double glazing and a gas central heating system throughout. Internally, the accommodation comprises a spacious and inviting lounge, perfect for relaxing or entertaining guests. A recently installed, modern White high-gloss fitted kitchen complete with integrated appliances, offering a sleek and contemporary finish. Double-opening PVC patio doors flood the space with natural light and provide direct access onto the private rear garden, seamlessly blending indoor and outdoor living.

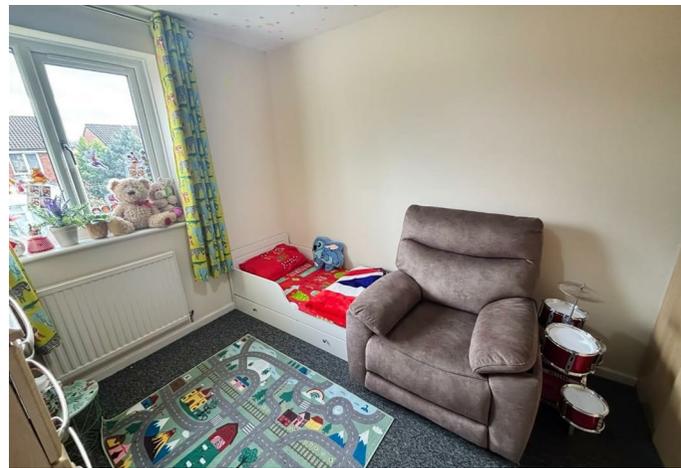
Upstairs, there are three bedrooms, with the master bedroom benefiting from fitted wardrobes, alongside a well-appointed family bathroom.

Externally, the property boasts mature lawned gardens to both the front and rear, creating attractive outdoor spaces for children, entertaining, or simply enjoying the warmer months. A driveway to the front provides off-road parking for two vehicles.

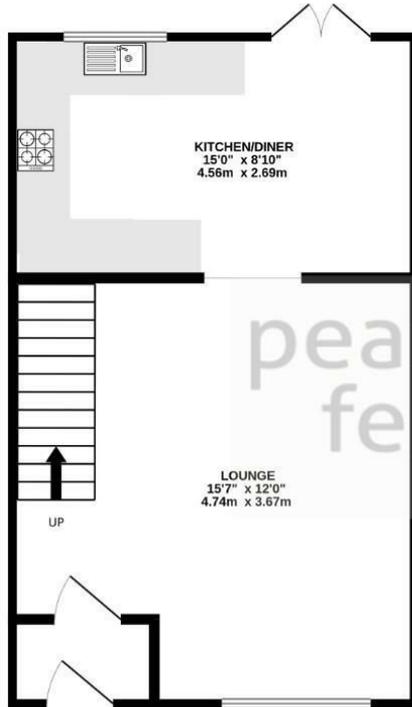
Ideally located, the home enjoys excellent proximity to local amenities including reputable schools and shops. Commuters will particularly appreciate the convenient access to Radcliffe Metrolink Station and nearby motorway networks, providing easy travel into Manchester City Centre and beyond.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.





GROUND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



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TOTAL FLOOR AREA: 726 sq.ft. (67.4 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	(91-91)			(B2 plus) A			
B	(81-91)			B			
C	(69-81)			C			
D	(55-69)			D			
E	(39-55)			E			
F	(21-39)			F			
G	(1-21)			G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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