



pearson
ferrier  *a property for everyone*

15 SEFTON STREET
Radcliffe, M26 1LZ
Offers In The Region Of £180,000

15 SEFTON STREET

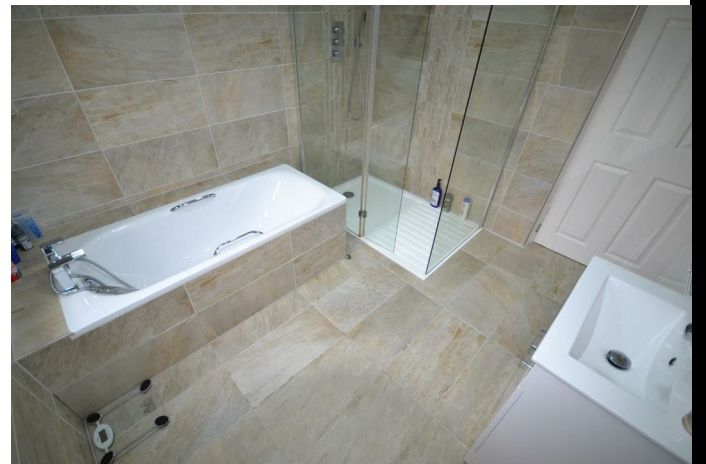
Property at a glance

- beautiful & much improved semi-detached family home
- three generous sized bedrooms
- occupying a generous corner plot position
- spacious dining kitchen with integrated appliances
- stunning four piece family bathroom
- driveway providing ample off road parking for one/two cars leading to the detached single garage
- low maintenance gardens to the front, side and rear
- no upward chain
- viewing a must!!!

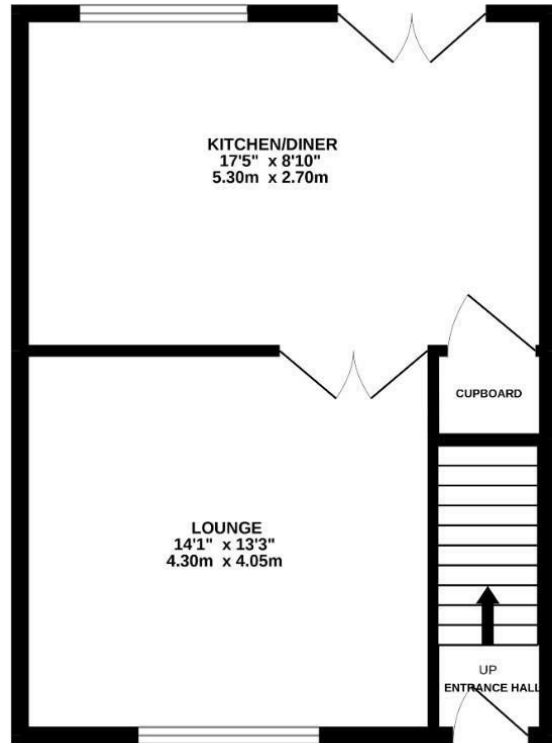
Occupying a generous corner plot position is this beautifully presented and much improved three bedroom semi-detached family home conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks including Radcliffe met station which is only a short walk away and provides easy access to Manchester City Centre and surrounding areas. Early viewing is highly recommended to avoid any disappointment and further features include: no upward chain, PVC double glazing, gas central heating system, spacious dining kitchen with integrated appliances, three generous sized bedrooms and a stunning four piece family bathroom. Outside - driveway providing off road parking for one/two cars leading to the detached single garage and low maintenance gardens to the front, side and rear. The accommodation briefly comprises: reception hallway, lounge, spacious dining kitchen, first floor, three generous sized bedrooms and a stunning four piece family bathroom. Outside - driveway, garage and low maintenance gardens to the front, side and rear.

EPC Rating: TBC

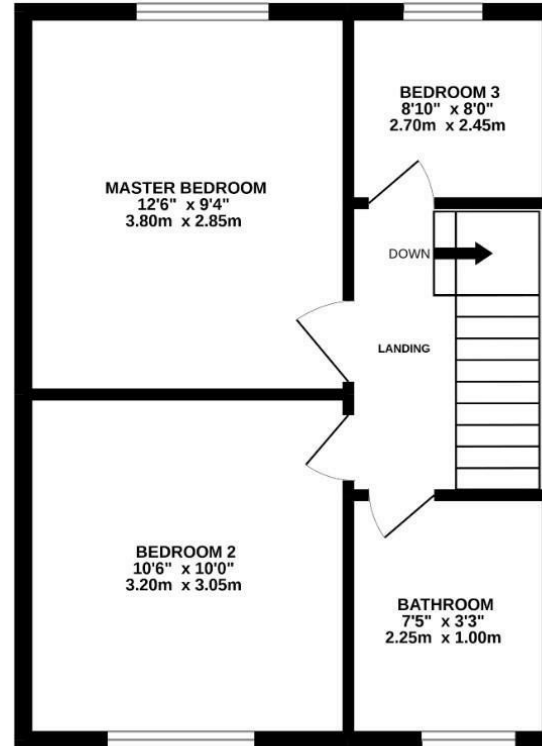




GROUND FLOOR



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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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			
(41-48) F			
(31-40) 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			
(49-54) E			
(41-48) F			
(31-40) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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