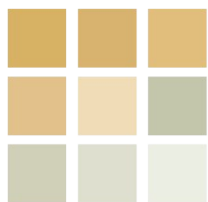




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27 STAINTON ROAD
Manchester, M26 3TP
Offers In The Region Of £345,000

27 STAINTON ROAD

Property at a glance

- immaculate extended detached family home
- five generous sized bedrooms (main with en-suite shower room)
- tucked away in a small select cul-de-sac
- three reception rooms
- modern fitted kitchen with integrated appliances
- large spacious utility room
- PVC double glazing & GCH system
- modern stylish family bathroom
- driveway providing ample off road parking for three cars leading to the attached single garage
- large rear garden with patio area

Immaculate extended fived bedroom detached family home positioned on a small estate of similar style properties yet conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks including Radcliffe met station and the nearby motorway networks providing easy access to and from Manchester City centre & surrounding areas. The property is a real credit to its current owner who has spent a great deal of time, effort and money over recent years preparing her property to this walk in condition standard. Early viewing is highly recommended to avoid any disappointment and features include: PVC double glazing, gas central heating, feature lounge with access to separate dining area, PVC double glazed conservatory, modern fitted kitchen with integrated appliances, large spacious utility room, five generous sized bedrooms (main with en-suite shower room) and a modern stylish family bathroom. Outside - double driveway providing ample off road parking for three cars leading to the attached single garage and a mature lawned garden to the rear with patio area. The accommodation comprises: reception hallway, lounge, dining area, conservatory, kitchen, utility room, first floor landing, five generous sized bedrooms (main with en-suite shower room) and a modern stylish family bathroom. Outside - double driveway providing ample off road parking for three cars leading to the attached single garage and a mature lawned garden to the rear with patio area.

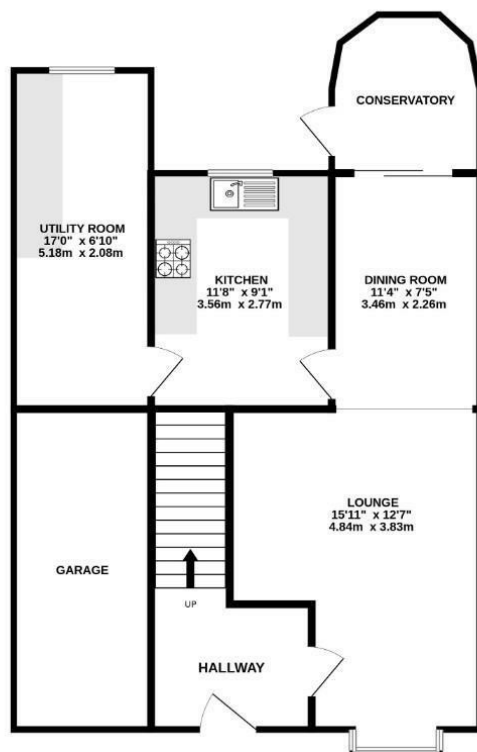
Additional Information:

Tenure - Freehold
Council Tax band C payable to Bury MBC. Council Tax rates amount for 2023/2024 = £1937.37
EPC Rating: D

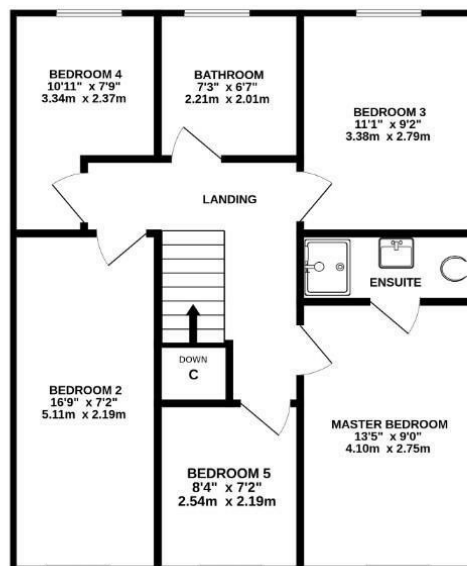




GROUND FLOOR
751 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 1406 sq.ft. (130.6 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.

Made with Metropix 6/2023

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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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.