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58 MONTGOMERY WAY
Manchester, M26 3TG
Offers In The Region Of £295,000

58 MONTGOMERY WAY

Property at a glance

- beautifully presented and well-maintained FREEHOLD detached family home
- three well-proportioned bedrooms, including a fitted master with en-suite shower room
- positioned on the ever-popular Montgomery Park development in Radcliffe
- close to excellent local schools, shops, and transport links, making it a perfect choice for growing families and professionals alike
- ground floor guest WC
- spacious lounge overlooking the private, mature rear garden (which is not directly overlooked)
- separate dining room
- modern fitted kitchen with integrated appliances
- recently installed PVC double glazed windows and doors & GCH system
- driveway providing off-road parking for 3–4 vehicles leading to an attached single garage, well-tended front garden and a private rear garden, recently improved with new fencing for added privacy and security

We're delighted to bring to market this beautifully presented and well-maintained three-bedroom FREEHOLD detached family home, perfectly positioned on the ever-popular Montgomery Park development in Radcliffe.

Occupying a generous plot, this attractive property offers spacious living accommodation throughout and is ideally located close to excellent local schools, shops, and transport links, making it a perfect choice for growing families and professionals alike.

Internally, the property features:

- A welcoming reception hallway with access to the ground floor guest WC
- spacious lounge overlooking the private, mature rear garden (which is not directly overlooked)
- A separate dining room opening into a modern fitted kitchen with integrated appliances
- Three well-proportioned bedrooms, including a fitted master with en-suite shower room
- A sleek, stylish family bathroom

Externally, the home continues to impress with:

- A driveway providing off-road parking for 3–4 vehicles
- An attached single garage
- A well-tended front garden and a private rear garden, recently improved with new fencing for added privacy and security

The property also benefits from recently installed PVC double glazed windows and door and a gas central heating system.

Early viewing is strongly advised – properties in this location and condition rarely stay on the market for long.

To arrange your viewing, contact Pearson Ferrier Radcliffe today 0161 725 8155

Tenure - Freehold

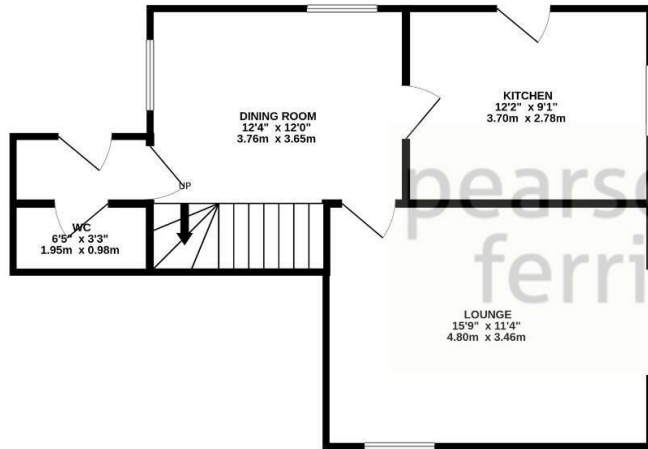
Council Tax band D payable to Bury MBC. Council Tax rates amount for 2025-26 = £2414.58

EPC Rating: Await updated EPC

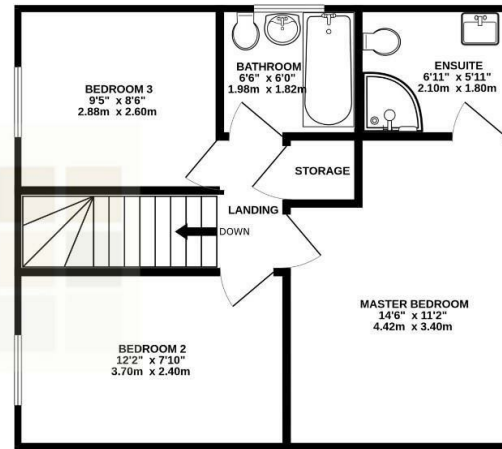




GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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.
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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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