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8 HARDMAN CLOSE
Manchester, M26 4HY
Offers In The Region Of £210,000

8 HARDMAN CLOSE

Property at a glance

- beautifully presented & well maintained modern built townhouse
- two generous sized bedrooms (both fitted)
- cul-de-sac location
- PVC double glazing & electric heating
- modern fitted kitchen with integrated appliances
- PVC double glazed conservatory with access onto the private mature rear garden
- modern stylish shower room
- mature gardens to the front and rear
- off road parking for one car
- conveniently positioned for easy access to all local amenities and within walking distance of Radcliffe Metrolink station providing easy access to Manchester City Centre , ideally suit FTB, viewing a must!!!

Pearson Ferrier are delighted to bring to market this beautifully presented and well maintained modern built townhouse, ideally located in a quiet cul-de-sac position and perfectly suited to first time buyers.

The property offers well-balanced accommodation throughout, including two generous sized bedrooms, both of which are fitted, along with a modern stylish shower room. The home benefits from PVC double glazing and electric heating, providing comfort and efficiency.

The heart of the home is the modern fitted kitchen, complete with integrated appliances, designed for both practicality and contemporary living. To the rear, a PVC double glazed conservatory provides additional living space and offers direct access onto the private mature rear garden, creating an ideal setting for relaxing or entertaining. The property also features mature gardens to both the front and rear, enhancing its overall appeal.

Externally, there is the added benefit of off-road parking for one car.

Conveniently positioned, the property offers easy access to all local amenities and is within walking distance of Radcliffe Metrolink station, providing excellent and direct links to Manchester City Centre, making it ideal for commuters.

This superb home is ready to move into and truly represents an excellent opportunity in a sought-after location.







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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 ₂) Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (12 plus) A | | | | (12 plus) A | | | |
| (91-91) B | | | | (91-91) B | | | |
| (89-89) C | | | | (89-89) C | | | |
| (85-85) D | | | | (85-85) D | | | |
| (82-82) E | | | | (82-82) E | | | |
| (81-81) F | | | | (81-81) F | | | |
| (1-20) G | | | | (1-20) G | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | 88 | England & Wales | | EU Directive 2002/91/EC | 57 |

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