

pearson ferrier®

28 MULBERRY CLOSE
Manchester, M26 3AR
Offers In The Region Of £250,000

28 MULBERRY CLOSE

Property at a glance

- a beautifully presented & well maintained modern built three storey townhouse built by Morris Homes circa 2008
- three generous sized bedrooms (principal fitted and with a modern stylish ensuite shower room)
- popular development located within easy access to all local amenities including Radcliffe Metrolink which is only a short walk away and provides easy access into Manchester City Centre
- PVC double glazing & GCH system
- beautiful open plan lounge
- recently installed modern fitted kitchen in Grey high gloss finish with integrated appliances and Quartz work surfaces
- modern family bathroom
- driveway providing off road parking for one car with EV charger point, integral single garage with utility area
- private low maintenance rear garden with the added benefit of not being directly overlooked at the rear
- viewing a must!!

Pearson Ferrier Estate Agents Radcliffe Branch are delighted to bring to the market this beautifully presented three bedroom modern townhouse, built by Morris Homes circa 2008. This impressive property offers spacious and versatile accommodation arranged over three floors, making it an ideal purchase for families and professionals alike.

The property occupies a cul-de-sac position within the development, conveniently located for a range of local shops, schools and amenities. Radcliffe Metrolink station is just a short walk away, providing excellent transport links into Manchester City Centre.

Internally, the property has been maintained to an excellent standard throughout and benefits from PVC double glazing and a gas central heating system. The accommodation includes a beautiful open plan lounge perfect for both relaxing and entertaining.

One of the standout features of this lovely home is the recently installed contemporary fitted kitchen, finished in a stylish Grey high gloss design with sleek Quartz work surfaces and a range of integrated appliances, combining modern practicality with an attractive, high-quality finish.

The property offers three generously proportioned bedrooms, with the principal bedroom benefiting from fitted furniture and a modern, stylish ensuite shower room. The remaining bedrooms provide excellent flexibility for family living, guest accommodation or home working, whilst a modern family bathroom completes the accommodation.

Externally, the property continues to impress. To the front is a driveway providing off-road parking for one vehicle, complete with the added convenience of an electric vehicle charging point. There is also an integral single garage incorporating a useful utility area, providing additional storage and practicality. To the rear is a private, low maintenance garden ideal for relaxing & entertaining A particular advantage is that the garden is not directly overlooked from the rear.

VIEWING IS A MUST!!!










lets stay
home


lets stay
home



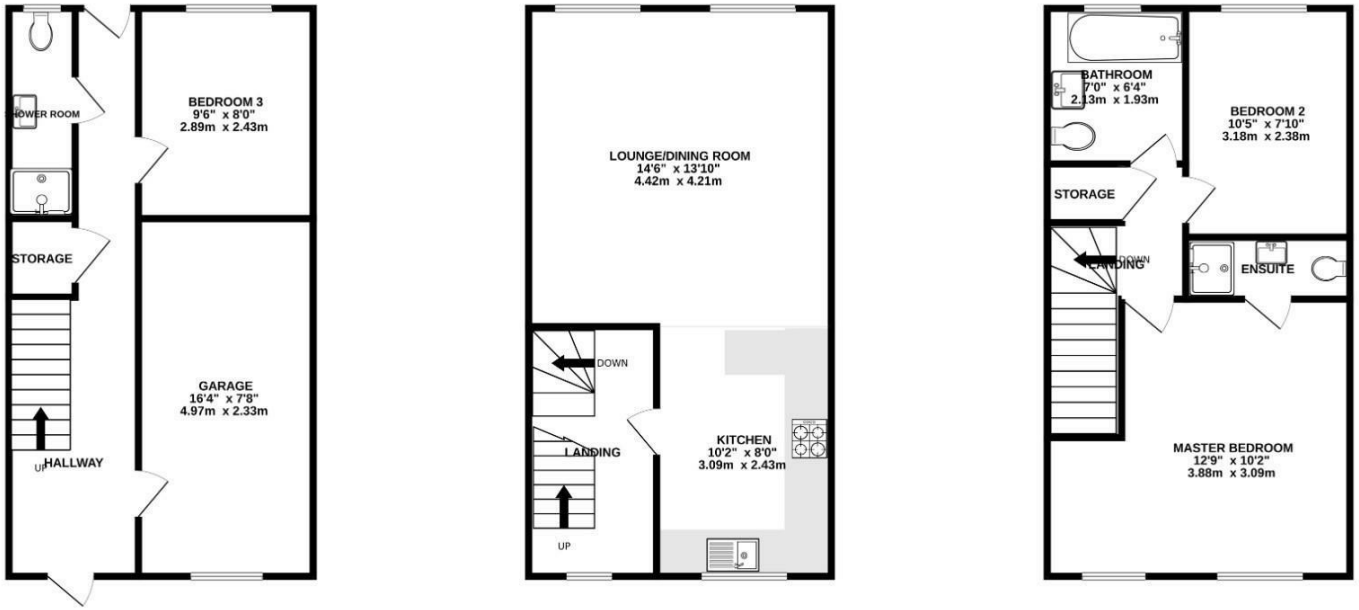




GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.

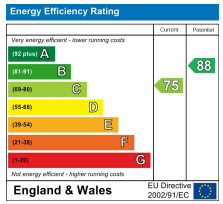
1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.

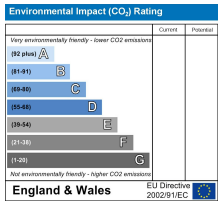
2ND FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 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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