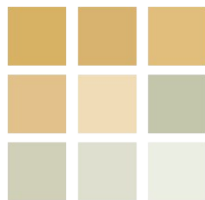




pearson
ferrier®



28 LOWTON STREET
Manchester, M26 4DP
Offers In The Region Of £165,000

28 LOWTON STREET

Property at a glance

- deceptively spacious & neatly presented mid-terrace
- three generous sized bedrooms plus loft room
- PVC double glazing & GCH system with a recently installed boiler still under the manufacturers warranty
- feature spacious lounge
- modern stylish fitted kitchen with integrated appliances
- modern family bathroom
- low maintenance patio garden to the rear with the added benefit of not being directly overlooked within walking distance of Radcliffe Metrolink station providing easy access into Manchester City Centre
- offered for sale with vacant possession & no onward chain!!!
- ideally suit FTB's
- viewing a must!!!

DECEPTIVELY SPACIOUS THREE-BEDROOM MID-TERRACE WITH ADDITIONAL LOFT ROOM – WALKING DISTANCE TO RADCLIFFE METROLINK – VACANT POSSESSION & NO ONWARD CHAIN!

Pearson Ferrier Radcliffe Branch are delighted to bring to the market this deceptively spacious three-bedroom garden fronted mid-terrace property, located within a highly sought after residential area offering generous accommodation throughout, including the added benefit of a loft room, the property would make an ideal purchase for first-time buyers and is offered for sale with vacant possession and no onward chain.

The accommodation briefly comprises a spacious lounge providing an excellent family living space, together with a modern spacious fitted dining kitchen.

To the first floor are three generously sized bedrooms, whilst a further staircase provides access to the additional loft room, offering useful and versatile extra space completing the first floor accommodation is a modern family bathroom.

The property benefits from PVC double glazing and a gas central heating system, with the additional reassurance of a recently installed boiler which remains under the manufacturer's warranty.

Externally, to the rear is a low-maintenance patio garden, providing an ideal space for sitting out and entertaining, with the added benefit of not being directly overlooked.

Lowton Street is ideally situated for access to a wide range of local shops, schools and amenities, whilst Radcliffe Metrolink Station is within walking distance, providing excellent transport links and easy access into Manchester City Centre.

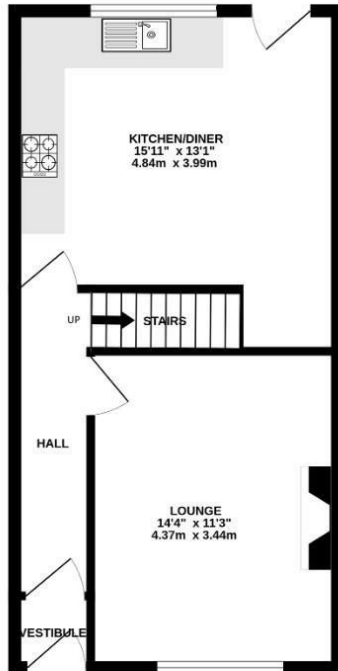
Offered for sale with vacant possession and NO ONWARD CHAIN!

An ideal opportunity for first-time buyers – early viewing is highly recommended and, in our opinion, a must!

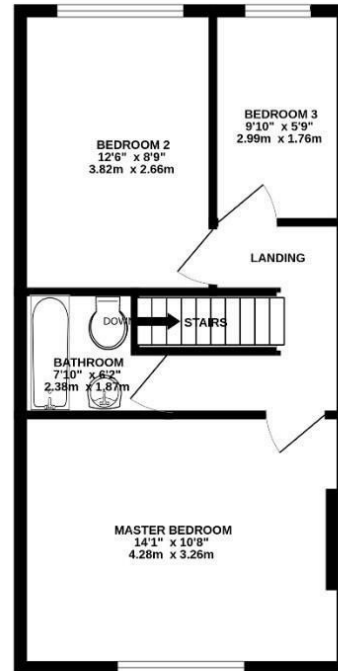




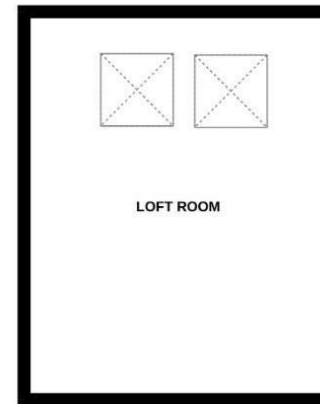
GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



2ND FLOOR
246 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 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		
49-54	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		
49-54	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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