

pearson ferrier®

6 STAND RISE

Manchester, M26 1BT

Offers In The Region Of £220,000

6 STAND RISE

Property at a glance

- spacious semi-detached family home
- three generous sized bedrooms
- double glazing (where stated) & GCH system
- recently installed modern fitted kitchen with integrated appliances
- large PVC double glazed conservatory
- in need of general updating
- modern family bathroom
- large private mature rear garden
- driveway providing ample off road parking for three vehicles
- offered for sale with vacant possession and no onward chain!!!

Pearson Ferrier Radcliffe Estate Agents are delighted to bring to the market this spacious three-bedroom semi-detached family home, occupying a generous plot in a highly sought-after residential location close to excellent local amenities and transport links.

Offered for sale with vacant possession and no onward chain, this property presents an excellent opportunity for families, first-time buyers, and investors alike. Whilst requiring some general updating, the home offers fantastic potential to create a wonderful long-term family home.

The accommodation briefly comprises an entrance hallway, spacious lounge, a recently installed modern fitted kitchen complete with integrated appliances, and a large PVC double glazed conservatory overlooking the rear garden. To the first floor are three generous sized bedrooms and a modern family bathroom.

Further benefits include double glazing (where stated), a gas central heating system, and a driveway providing ample off-road parking for up to three vehicles.

Externally, the property boasts a large, private and mature rear garden, offering excellent outdoor space for families, entertaining and gardening enthusiasts.

Conveniently located within walking distance of Whitefield Metrolink Station and a wide range of local shops, schools and amenities, the property provides easy access into Manchester City Centre and surrounding areas, making it ideal for commuters.

Early viewing is highly recommended to appreciate the size, location and potential on offer. Contact Pearson Ferrier Radcliffe Estate Agents today to arrange your viewing 0161 725 8155





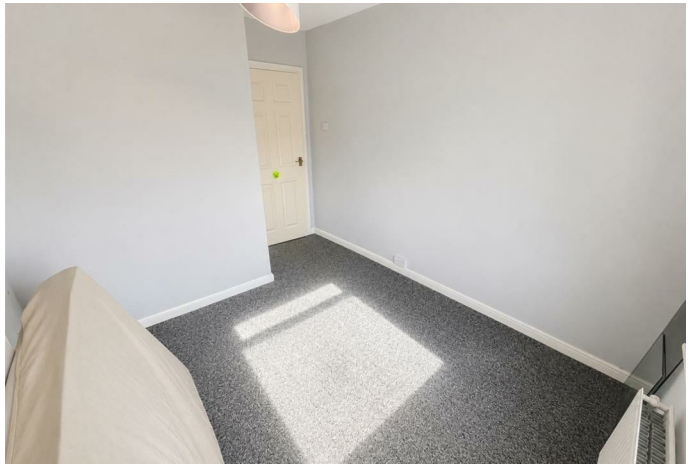








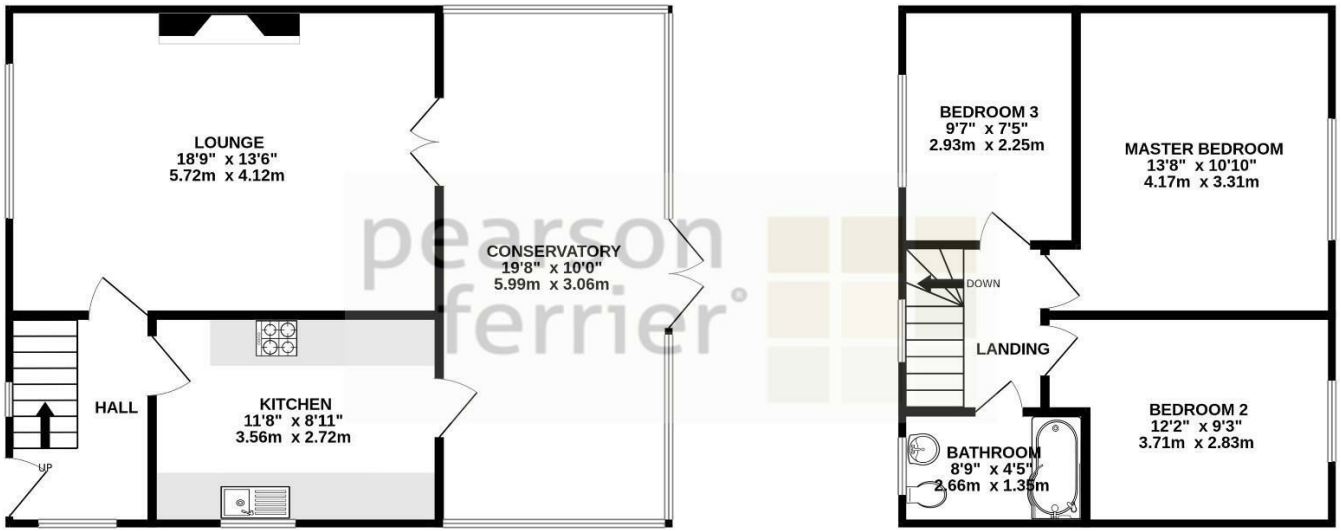






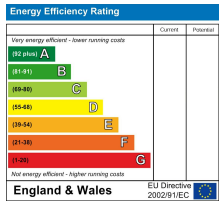
GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.

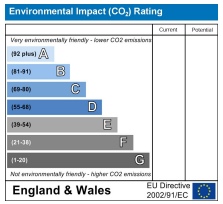
1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.3 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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Radcliffe Office
44 Blackburn Street Radcliffe, Manchester, M26 1NQ
Telephone: 0161 725 8155
Fax: #
Email: radcliffe@pearsonferrier.co.uk

www.pearsonferrier.co.uk

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