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57 SADDLECOTE CLOSE  
Manchester, M8 5QE  
Offers Over £280,000



# 57 SADDLECOTE CLOSE

## Property at a glance

- stunning modern detached family home
- three generous sized bedrooms (master with a newly installed modern stylish en-suite shower room)
- PVC double glazing & GCH system
- newly installed modern stylish ground floor guest WC
- feature open plan lounge
- newly installed modern fitted kitchen with integrated appliances
- newly installed modern stylish family bathroom
- newly floor coverings fitted throughout & recently re-wired
- driveway providing off road parking for two/three cars leading to the detached single garage
- gardens to the front and rear

A stunning three bedroom detached family home which has recently undergone a comprehensive scheme of refurbishment. The property is conveniently placed for easy access to all local amenities including local schools, shops, Crumpsall Hospital and Abraham Moss met station providing easy access to Manchester City centre and surrounding areas. The property is offered for sale with vacant possession and no upward chain and early viewing is highly recommended to avoid any disappointment and further features include: PVC double glazing, gas central heating system, recently re-wired, LED downlighting, newly decorated throughout, new floor coverings throughout, newly installed modern stylish guest WC, feature open plan lounge, newly installed modern Shaker style kitchen with integrated appliances, three bedrooms (master with a newly installed modern stylish en-suite shower room) and a newly installed modern stylish family bathroom. Outside - driveway providing ample off road parking for two/three cars leading to the detached single garage and lawned gardens to the front and rear. The accommodation briefly comprises: reception hallway, guest WC, open plan lounge/kitchen, first floor, three bedrooms (master with en-suite) and family bathroom. Outside - driveway providing ample off road parking for two/three cars leading to the detached single garage and lawned gardens to the front and rear.

### Additional Information:

Tenure - Freehold

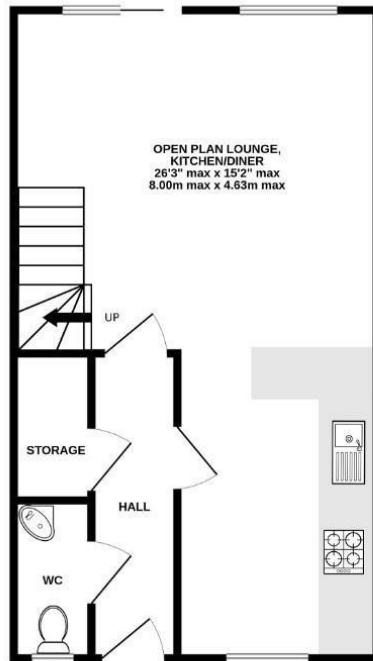
Council Tax band B payable to Manchester City Council Tax rates amount for 2023/2024 = £1531.83

EPC Rating: C

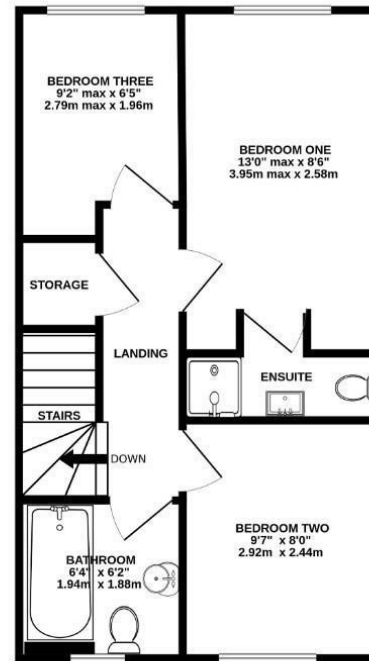




GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



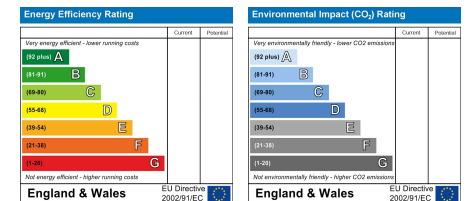
1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



SADDLECOTE CLOSE, MANCHESTER, M8 5QE

TOTAL FLOOR AREA : 757 sq.ft. (70.3 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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