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8 FARM CRESCENT
Manchester, M26 4LX
Offers In The Region Of £450,000

8 FARM CRESCENT

Property at a glance

- exceptional four-bedroom detached family home
- located on the highly sought-after Tudor Grange development built by Bellway Homes circa 2020
- this property has been meticulously upgraded throughout by the current owners
- Rock front door & surround installed at a cost of £3,000
- premium Porcelain tiled flooring on the ground floor including hallway installed at a cost of £3,800
- media wall & fire finished in Venetian plaster installed at a cost of £4,000
- feature Venetian plaster wall in dining area
- spotlights and upgraded fixtures including premium sinks and taps, brand new carpets and bespoke fitted wardrobes in each bedroom installed at a cost of £7,000
- upgraded showers in both bathrooms with separate shower cubicle in the family bathroom
- alarm system, CCTV and external security, south-facing landscaped rear garden with Indian stone paving, sunken lighting and upgraded security lighting, generous 3-car driveway leading to an detached single garage., viewing a must!!!

Pearson Ferrier Black Label are delighted to present this exceptional four-bedroom detached family home, located on the highly sought-after Tudor Grange development built by Bellway Homes circa 2020. This property has been meticulously upgraded throughout by the current owners, offering a truly turnkey home of the highest specification.

Situated close to well-regarded primary and secondary schools including Bury Grammar, local shops, doctors' surgery and excellent transport links into Manchester and surrounding areas, this home is perfectly placed for modern family living.

Key Features & Upgrades

- Rock front door & surround (installed at a cost of £3,000, replacing the original wooden surround)
- Porcelain tiled flooring on the ground floor including hallway, WC, spacious kitchen and utility (£3,800)
- Venetian plaster feature walls in the lounge (media wall & fire approx. £4,000) and dining room
- Spotlights and upgraded fixtures including premium sinks and taps
- Brand new carpets and bespoke fitted wardrobes in each bedroom (£7,000)
- Upgraded showers in both bathrooms with separate shower cubicle in the family bathroom
- Utility room and ground floor WC
- Alarm system, CCTV and external security lighting

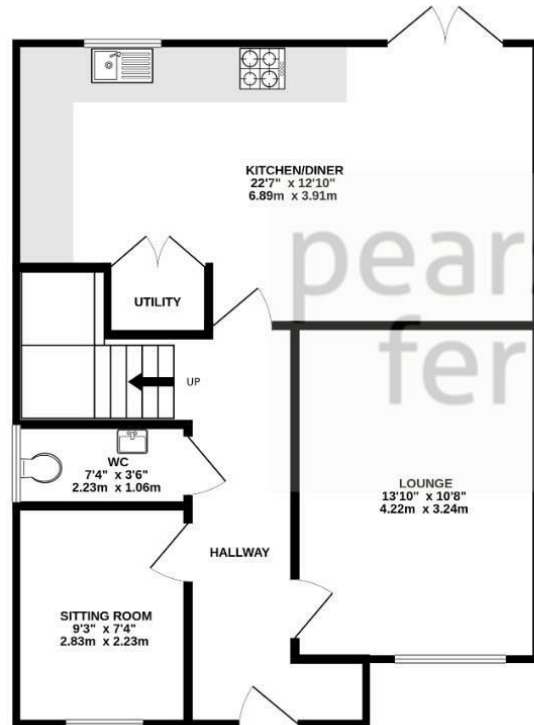
External Features

- South-facing landscaped rear garden with Porcelain paving, sunken lighting and upgraded security lighting
- Generous 3-car driveway (larger than standard plots) leading to an attached single garage
- Garden positioned to the rear (not side), providing privacy and space for family use

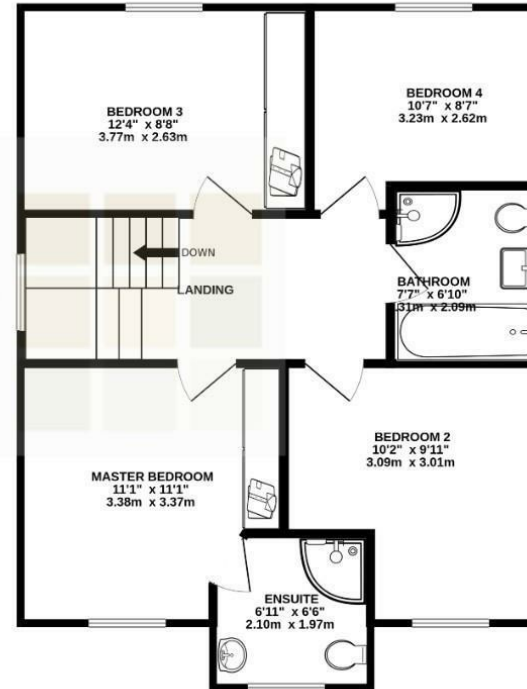




GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.

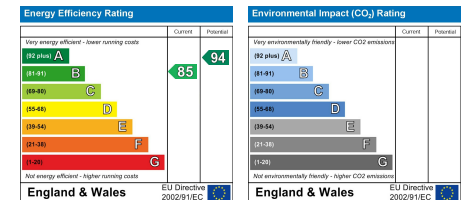


1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 1226 sq.ft. (113.9 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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