

pearson ferrier®

25 RAYLEIGH CLOSE
Manchester, M26 1RL
Offers Over £245,000

25 RAYLEIGH CLOSE

Property at a glance

- beautifully presented modern built end mews
- three generous sized bedrooms (master fitted)
- located in a small cul-de-sac
- ground floor guest WC
- PVC double glazing & GCH system
- spacious through lounge with access out onto the raised wooden decked area via double opening PVC patio doors
- modern fitted kitchen with integrated appliances
- modern stylish family bathroom, driveway providing off road parking for two cars
- within walking distance of Radcliffe Metrolink station providing easy access into Manchester City Centre & the nearby motorway networks
- offered for sale with vacant possession & no onward chain, viewing a must!!!

Pearson Ferrier Estate Agents Radcliffe Branch are delighted to bring to the market this beautifully presented modern built three bedroom end mews property, ideally positioned within a small and peaceful cul-de-sac in a highly convenient residential location.

The property offers spacious and well-maintained accommodation throughout, benefiting from PVC double glazing and a gas central heating system.

The accommodation briefly comprises a welcoming entrance hallway, ground floor guest WC, spacious through lounge with double opening PVC patio doors providing direct access onto a raised wooden decked seating area, perfect for relaxing or entertaining, and a modern fitted kitchen complete with integrated appliances.

To the first floor are three generously sized bedrooms, with the master bedroom benefiting from fitted wardrobes, together with a modern, stylish family bathroom.

Externally, the property enjoys a driveway providing ample off road parking for two cars, whilst to the rear is a delightful private mature garden featuring a raised wooden decked area, offering an ideal space for outdoor dining and entertaining.

The property is conveniently situated within walking distance of Radcliffe Metrolink station, providing excellent transport links into Manchester City Centre, whilst the nearby motorway networks offer easy access throughout the North West. A variety of local shops, schools and amenities are also within easy reach.

Offered for sale with vacant possession and no onward chain, making this an ideal purchase for first-time buyers, growing families or those looking to downsize.

EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE ACCOMMODATION, LOCATION AND OUTDOOR SPACE THIS FANTASTIC HOME HAS TO OFFER!



















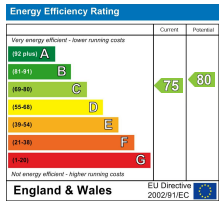
GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.

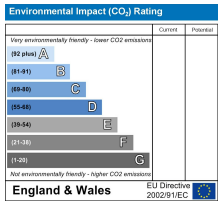
1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.8 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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