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4 PARK GROVE
Manchester, M26 3PL
Offers In The Region Of £225,000

4 PARK GROVE

Property at a glance

- extended semi-detached family home
- two generous sized bedrooms (both with fitted wardrobes, formerly a 3 bedroom and could quite easily be converted back to 3 bedrooms)
- occupying a generous plot, tucked away in a small select cul-de-sac
- PVC double glazing & GCH system
- feature lounge, spacious open plan kitchen diner with granite work surfaces
- large PVC double glazed conservatory with bi-folding doors providing access to the private rear garden
- utility room, ground floor shower room
- driveway providing off road parking for x3/4 cars
- large private rear garden with artificial grass and an Indian stone patio area leading to the detached outbuilding
- conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks and within walking distance of Radcliffe Metrolink station providing easy access to Manchester City Centre, viewing a must!!!

Pearson's Estate Agents are delighted to bring to the market this extended semi-detached family home, occupying a generous plot and tucked away within a small and select cul-de-sac. Formerly a three-bedroom property, this superb home now offers two exceptionally generous double bedrooms, both benefiting from fitted wardrobes, with the potential to be easily converted back into a three-bedroom home if required.

Internally, the property offers spacious and versatile living accommodation throughout, featuring a stylish lounge ideal for relaxing and entertaining. The heart of the home is the impressive open-plan kitchen diner, complete with granite work surfaces and ample dining space, making it perfect for modern family living.

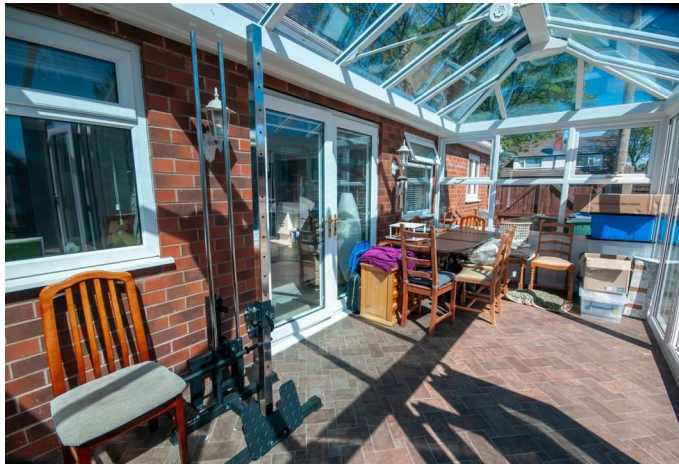
To the rear, a large PVC double glazed conservatory with bi-folding doors seamlessly opens out onto the private rear garden, creating a fantastic indoor-outdoor living experience. Additional ground floor accommodation includes a useful utility room and a contemporary shower room.

Further benefits include PVC double glazing and a gas central heating system throughout. Externally, the property boasts a driveway providing off-road parking for approximately three to four vehicles, along with a substantial private rear garden featuring low-maintenance artificial grass, an Indian stone patio area, and access to the outbuilding, which benefits from its own power supply.

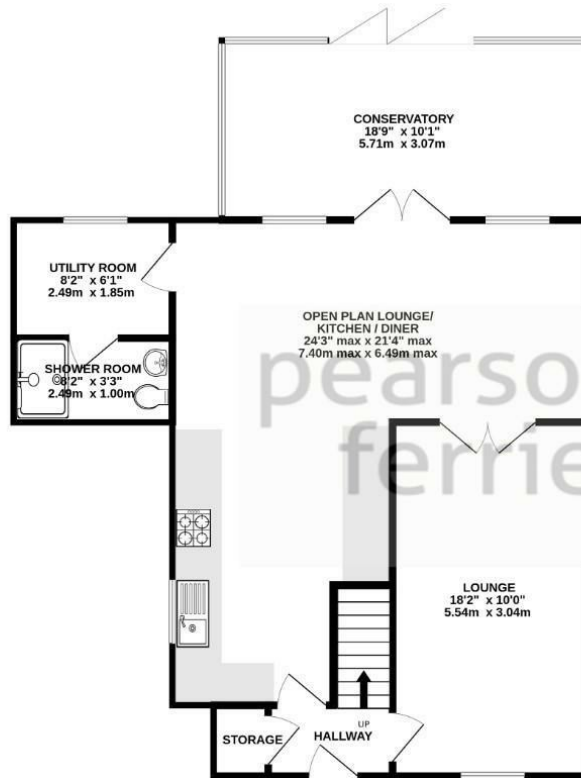
Ideally positioned for easy access to a wide range of local amenities including reputable schools, shops, and excellent transport links, the property is also within walking distance of Radcliffe Metrolink Station, offering convenient access into Manchester City Centre.

Early viewing is highly recommended to fully appreciate the size, location, and quality of accommodation on offer.





GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 1246 sq.ft. (115.8 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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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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