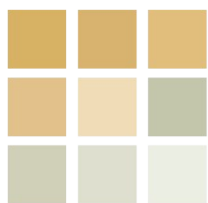




pearson
ferrier®



9 MELLOR STREET
Manchester, M25 3HT
Offers Over £299,950

9 MELLOR STREET

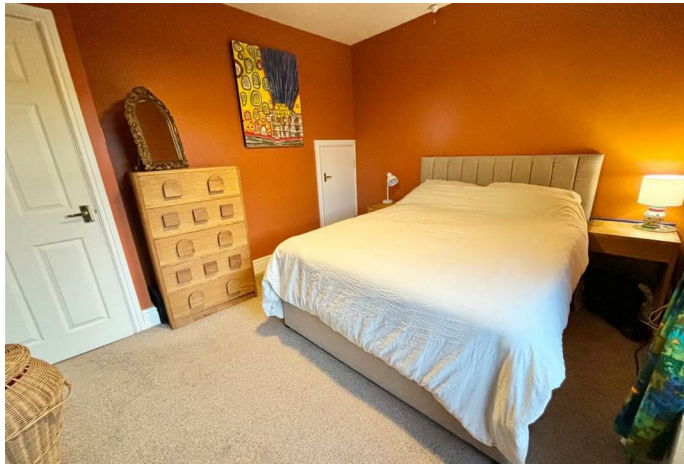
Property at a glance

- WELL PRESENTED MID TERRACED PROPERTY
- HIGHLY SOUGHT AFTER LOCATION
- WALK TO PRESTWICH CENTRE
- THREE BEDROOMS
- LOUNGE WITH WOOD BURNING STOVE
- BESPOKE FITTED KITCHEN
- GARDEN FORECOURT & REAR YARD

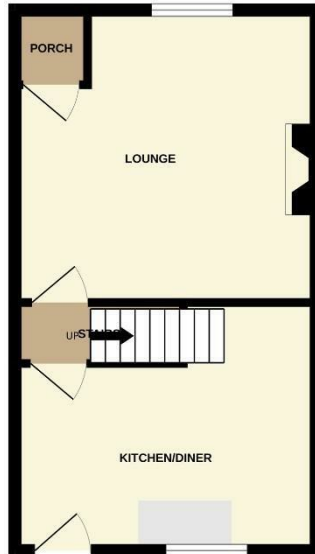
A traditional FREEHOLD mid terraced property in one of the regions most sought after residential locations, a short walk to the centre of Prestwich, minutes from the motorway network and on the doorstep of Manchester City Centre. The property has been well cared for over the years and has the benefit of three bedrooms (the third is a loft conversion carried out to local authority regulations), a bespoke Goldfinch Brookes handmade kitchen and a wood burning stove installed in the lounge. With gas central heating and upvc double glazing the accommodation briefly comprises: entrance vestibule, lounge, dining kitchen, first floor landing, two bedrooms and a three piece bathroom with shower attachment, second floor loft conversion bedroom three. To the outside there is a newly paved garden forecourt and a newly paved rear patio/yard.

Tenure - Freehold
Council Tax Banding - A
Epc Rating C

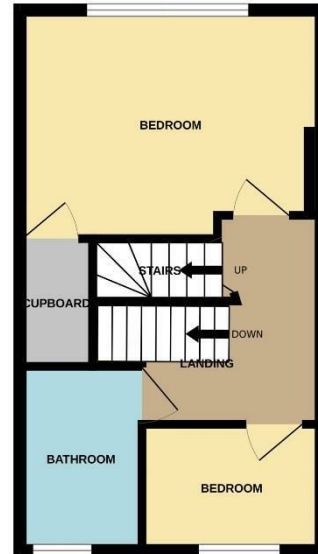




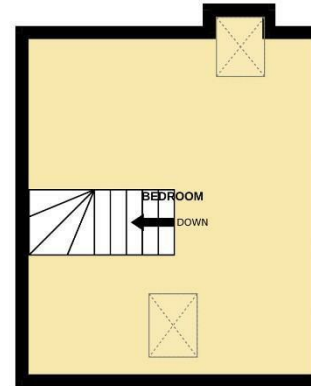
GROUND FLOOR
328 sq.ft. (30.5 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.

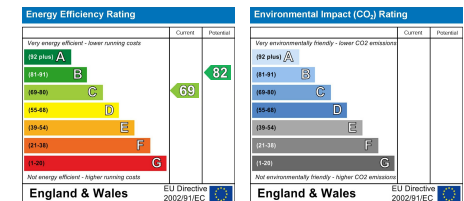


2ND FLOOR
217 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA: 876 sq.ft. (81.4 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.
Made with Metropix ©2024



Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.