



pearson
ferrier®



45 RIVERSIDE ROAD
Manchester, M26 2PX
Offers In The Region Of £320,000

45 RIVERSIDE ROAD

Property at a glance

- well maintained four bedroom detached family home
- located on this highly regarded development
- conveniently placed for easy access to all local amenities including Radcliffe met station
- PVC double glazing & gas central heating system
- guest WC
- PVC double glazed conservatory with views overlooking the private well maintained rear garden
- modern fitted kitchen with integrated appliances
- modern stylish family bathroom
- mature lawned gardens to the front and rear with the added benefit of not being directly overlooked at the rear
- no upward chain viewing a must!!!

Located on this highly regarded development is this well maintained four bedroom detached family home conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks including Radcliffe met station which is only a short walk away and provides easy access to and from Manchester city centre and surrounding areas. Early viewing is highly recommended to avoid any disappointment and further features include: no upward chain, PVC double glazing, gas central heating system, guest WC, feature lounge, separate dining area, PVC double glazed conservatory with views overlooking the private well maintained rear garden, modern fitted kitchen with integrated appliances, four generous sized bedrooms (master fitted & with a recently installed en-suite shower room) and a modern stylish family bathroom. Outside - driveway providing off road parking for three cars leading to the attached single garage and mature lawned gardens to the front and rear and the added benefit of not being directly overlooked at the rear. The accommodation briefly comprises: reception hallway, lounge, dining area, conservatory, breakfast kitchen, guest WC, first floor, four generous sized bedrooms (main with en-suite shower room) and family bathroom. Outside - driveway, garage and mature lawned gardens.

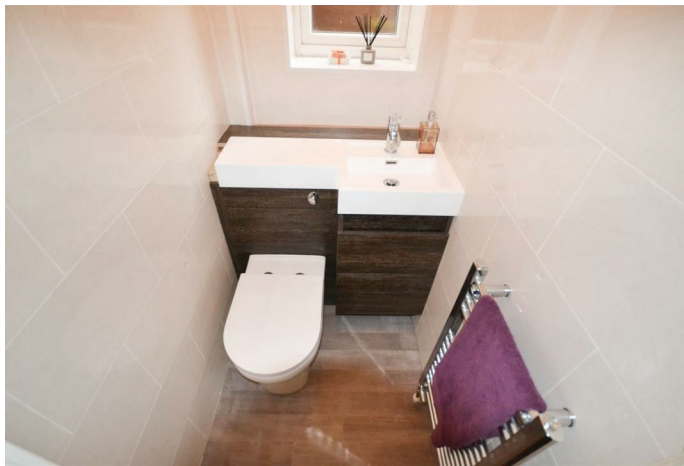
Additional Information:

Tenure - Freehold

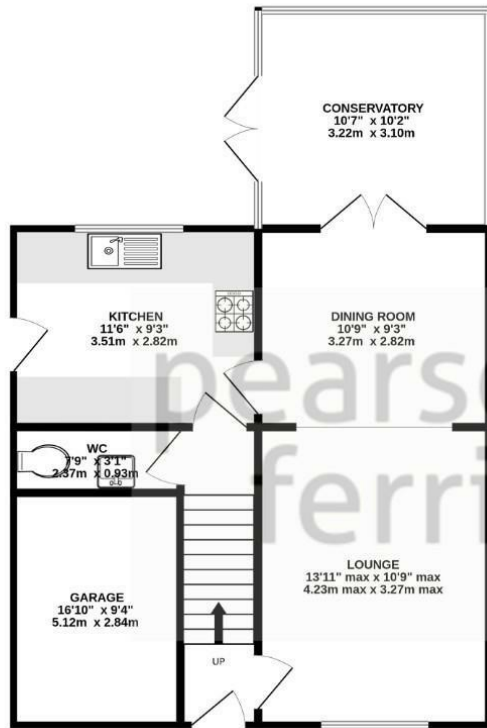
Council Tax band D payable to Bury MBC. Council Tax rates amount for 2023/2024 = £2,179.56

EPC Rating: C

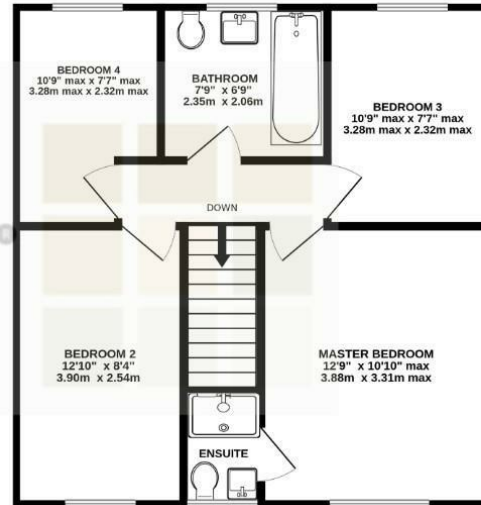




GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.1 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 ©2023

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Neutral	Potential
102 plus+ A			
81-91 B		84	82 plus+ A
69-80 C	71		69-80 B
55-68 D			55-68 C
39-54 E			39-54 D
21-38 F			21-38 E
1-20 G			1-20 F
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

Radcliffe Office
44 Blackburn Street Radcliffe, Manchester, M26 1NQ
Telephone: 0161 725 8155
Fax: #
Email: radcliffe@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.