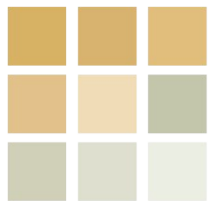




pearson
ferrier®



13 SAVILLE ROAD
Manchester, M26 4JX
£280,000

13 SAVILLE ROAD

Property at a glance

- beautifully presented & much improved extended semi-detached family home
- three generous sized bedrooms (bedroom two with en-suite shower room)
- PVC double glazing & GCH system
- highly desirable residential location
- feature lounge
- modern fitted kitchen with integrated appliances & granite work surfaces
- separate dining room with access onto the private rear garden & summerhouse
- driveway providing ample off road parking for two/three cars leading to the detached single garage
- mature lawned gardens to the front and rear
- viewing a must!!

Located in a highly desirable residential area just off Grindsbrook Road is this beautifully presented and much improved extended three bedroom semi-detached family home conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks to include the nearby motorway networks and Radcliffe met station providing easy access to 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, feature lounge, stunning breakfast kitchen with integrated appliances and Granite work surfaces, separate dining room with access onto the private rear garden, three generous sized bedrooms (bedroom two with en-suite shower room) useful loft space and a modern family bathroom. Outside: Front - driveway providing ample off road parking for three cars leading to the detached single garage and a mature lawned garden. Rear - private mature rear garden with summerhouse. The accommodation briefly comprises: hallway, lounge, kitchen, dining room, first floor, three generous sized bedrooms (bedroom two with en-suite shower room) and family bathroom. Outside - driveway, garage and gardens to the front and rear.

Additional Information:

Tenure - Freehold

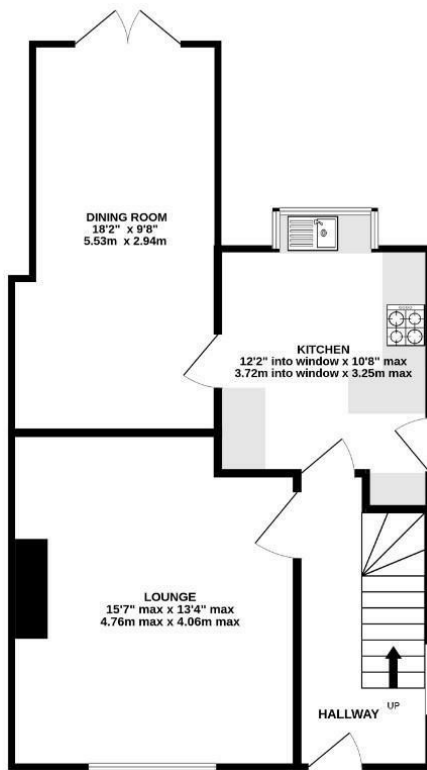
Council Tax band C payable to Bury MBC. Council Tax rates amount for 2023/2024 = £1937.37

EPC Rating: C

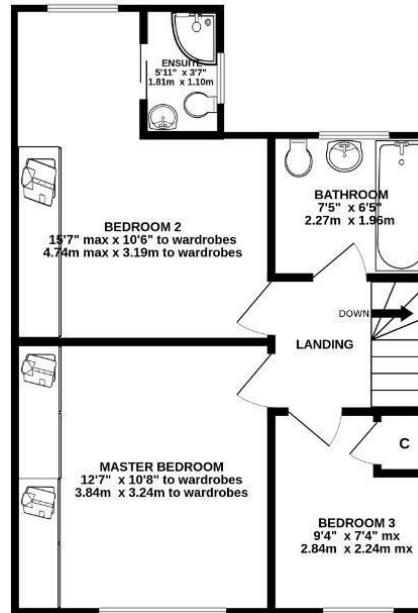




GROUND FLOOR
554 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(10 plus) A	(10 plus) A			(10 plus) A			
(91-91) B	(91-91) B			(91-91) B			
(81-81) C	(81-81) C			(81-81) C			
(71-71) D	(71-71) D			(71-71) D			
(61-61) E	(61-61) E			(61-61) E			
(51-51) F	(51-51) F			(51-51) F			
(41-41) G	(41-41) G			(41-41) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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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.