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33 CHESTNUT FOLD  
MANCHESTER, M26 4SX  
Offers In The Region Of £385,000

# 33 CHESTNUT FOLD

## Property at a glance

- beautifully presented detached family home
- four generous sized bedrooms
- small select cul-de-sac
- located on the popular Riding Gate development
- PVC double glazing & GCH system
- open views to the rear overlooking farmland & the surrounding area
- feature lounge with bay walk in window & separate dining area
- modern stylish kitchen with integrated appliances & Star Galaxy granite work surfaces
- modern stylish four piece family bathroom
- double block paved driveway providing off road parking for two cars & a low maintenance rear garden with open views overlooking farmland and the surrounding area. Viewing a must!!!

Tucked away in a small select cul-de-sac on the popular Riding Gates development is this beautifully presented 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 and further features include: open views to the rear overlooking farmland and the surrounding area, PVC double glazing, gas central heating system, guest WC, feature lounge with bay walk in window, separate dining area, modern fitted kitchen with integrated appliances and Star Galaxy granite work surfaces, office (formerly the garage prior to conversion), four generous sized bedrooms and a modern stylish four piece family bathroom. Outside - Front: double block paved driveway providing off road parking for two cars and a mature lawned garden. Outside - Rear: a low maintenance rear garden with the added benefit of not being overlooked at the rear and open views overlooking open farmland and the surrounding area. The accommodation briefly comprises: entrance hallway, guest WC, lounge, separate dining area, breakfast kitchen, playroom/study, first floor landing, four bedrooms and family bathroom. Outside: driveway, gardens & views. Early viewing is highly recommended to avoid any disappointment.

### Additional Information:

Tenure - Leasehold

Term of the lease - 999 years from 1st of January 1992

Ground Rent Payable - £55 per annum

Council Tax band D payable to Bury MBC. Council Tax rates amount for 2023/2024

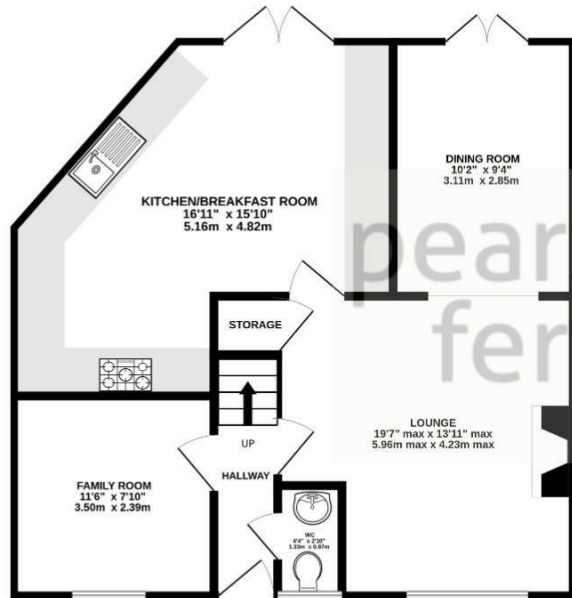
= £2,179.56

EPC Rating: C

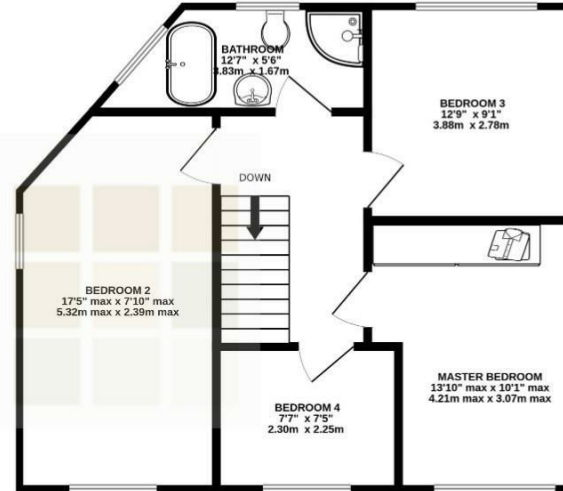




GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.

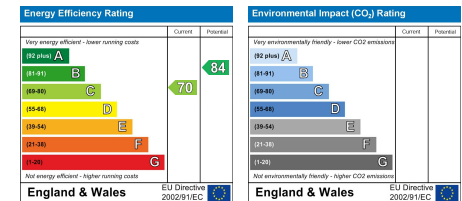


1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1085 sq.ft. (100.8 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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