



pearson
ferrier®



3 HOLLINHURST ROAD
Radcliffe, M26 1LF
Offers In The Region Of £210,000

3 HOLLINHURST ROAD

Property at a glance

- beautiful semi-detached family home
- three generous sized bedrooms plus loft room
- occupying a generous corner plot position
- PVC double glazing & GCH system with a newly installed gas central heating boiler with a 5 year warranty
- feature open plan through lounge/kitchen with integrated appliances
- modern spacious family bathroom inc shower room
- mature lawned gardens to the front, side and rear and rear with a newly installed raised decked area
- off road parking for one car
- offered for sale with vacant possession and no upward chain
- viewing a must!!!

REDUCED BY £15,000 FOR A QUICK SALE**REDUCED BY £15,000 FOR A QUICK SALE***

A beautifully presented three bedroom semi-detached family home occupying a generous corner plot position yet conveniently placed for easy access to all local amenities including local schools, shops and transport networks including Radcliffe met station and the nearby motorway networks which provide easy access to and from Manchester City centre and surrounding areas. Early viewing is highly recommended to avoid any disappointment and further features include: offered for sale with vacant possession and no upward chain, PVC double glazing, gas central heating system with a newly installed boiler with a 5 year manufacturers warranty remaining, feature open plan through lounge, modern fitted kitchen with integrated appliances, three generous sized bedrooms plus loft room and a modern spacious family bathroom including shower over bath. Outside - driveway providing off road parking for one car and mature lawned gardens to the front, side and rear and the rear with a newly installed raised wooden decked area. The accommodation briefly comprises: open plan through lounge/kitchen, first floor, three generous sized bedrooms plus loft room and family bathroom. Outside - driveway providing off road parking for one car and mature lawned gardens to the front, side and rear and the rear with a newly installed raised wooden decked area.

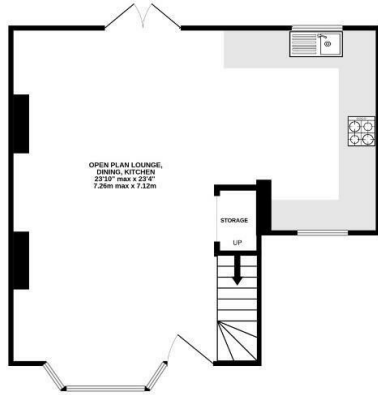
Additional Information

Tenure - Freehold
Council Tax band A payable to Bury MBC. Council Tax rates amount for 2023/2024 = £1453.03
EPC Rating: D

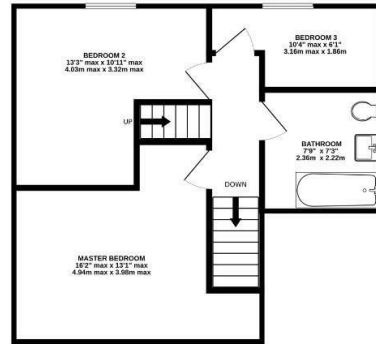




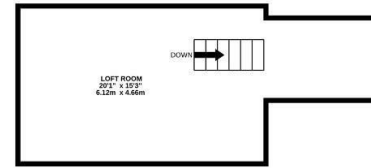
GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.

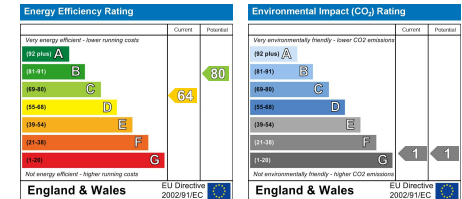


2ND FLOOR
206 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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



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.