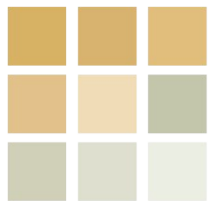




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67 FERNSIDE  
Radcliffe, M26 1EQ  
Offers In The Region Of £420,000

# 67 FERNSIDE

## Property at a glance

- spacious detached family home
- four generous sized bedrooms (master fitted and with en-suite shower room)
- located in the highly sought after Stoneclough Village
- PVC double glazing & GCH system
- modern fitted kitchen with integrated appliances and island
- orangery with access out onto the private rear garden
- modern stylish family bathroom with oversized walk in shower cubicle
- study/playroom which was formerly the garage prior to conversion
- block paved driveway providing off road parking for two cars
- private rear garden. Viewing a must!!

\*\*\*REDUCED \*\*\* REDUCED\*\*\* REDUCED\*\*\* REDUCED\*\*\* REDUCED\*\*\*  
REDUCED\*\*\* REDUCED\*\*\*

Located on this highly development in the heart of Stoneclough Village is this modern spacious four bedroom detached family home conveniently placed for easy access to all local amenities including local schools, shops and transport networks including the nearby motorway and railway networks providing easy access to and from Manchester City centre and surrounding areas. The current owners have carried out a scheme of improvements works over recent times to include a modern stylish kitchen with integrated appliances and centre island, gorgeous modern stylish family bathroom with oversized walk in shower cubicle incorporating LED lighting and early viewing is highly recommended to avoid any disappointment. Further features include: PVC double glazing, gas central heating system, modern guest WC, spacious lounge, separate dining area, orangery with access out onto the private rear garden, modern stylish breakfast kitchen with integrated appliances and centre island, study/playroom formerly the garage prior to conversion, four generous sized bedrooms (master fitted and with en-suite shower room) and a stunning recently installed family bathroom. Outside- block paved driveway providing off road parking for two cars and a private low maintenance rear garden. The accommodation briefly comprises: reception hallway, WC, lounge, dining area, orangery, breakfast kitchen, study/playroom, first floor, four generous sized bedrooms (master fitted and with en-suite shower room) and a stunning recently installed family bathroom. Outside- block paved driveway providing off road parking for two cars and a private low maintenance rear garden.

Additional Information:

Tenure - Freehold

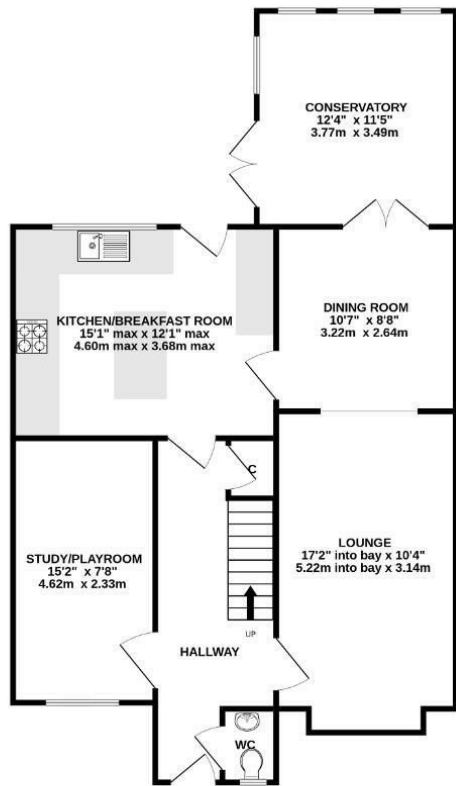
Council Tax band E payable to Bolton MBC. Council Tax rates amount for 2023/2024 = £2,491.95

EPC Rating: Currently await EPC

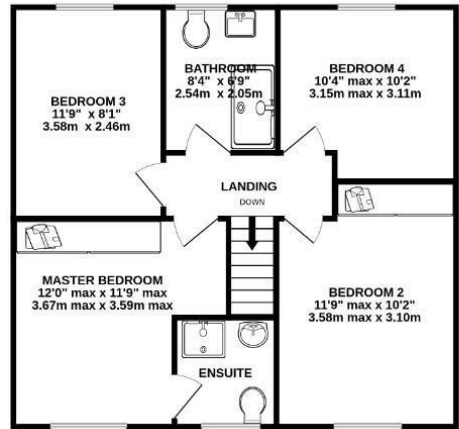




GROUND FLOOR  
878 sq.ft. (81.6 sq.m.) approx.

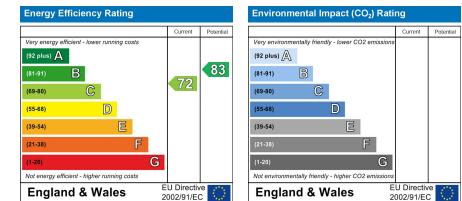


1ST FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 1488 sq.ft. (138.3 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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