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14 LIMEFIELD ROAD
Manchester, M26 3SU
Offers In The Region Of £260,000

14 LIMEFIELD ROAD

Property at a glance

- spacious detached family home
- three generous sized bedrooms
- located on the highly sought after Cams Lane development
- PVC double glazing & GCH system
- feature lounge
- modern fitted kitchen
- orangery with feature domed glass panel roof housing a multi-fuel stove
- oversized integral garage with work shop
- modern family bathroom with Jacuzzi bath
- driveway providing ample off road parking for four vehicles.

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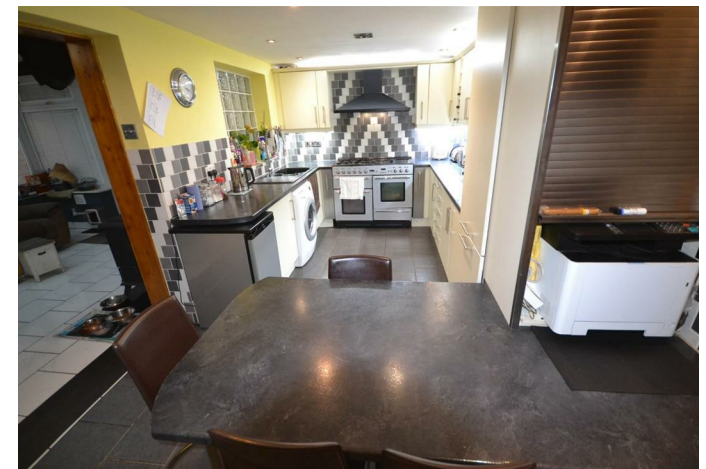
Located on the highly sought after Cams Lane development is this spacious three bedroom detached family home conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks to include Radcliffe met station providing easy access to and from Manchester 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, feature lounge, modern fitted breakfast kitchen, orangery with feature domed glass roof housing a multi-fuel stove with access to the integral oversized garage with work shop, three generous sized bedrooms and family bathroom housing a Jacuzzi bath. Outside - driveway providing ample off road parking for four cars and a low maintenance patio garden to the rear. The accommodation briefly comprises: reception hallway, lounge, breakfast kitchen, orangery with access through to the oversized garage with work shop, first floor, three generous sized bedrooms and family bathroom housing a Jacuzzi bath. Outside - driveway providing ample off road parking for four cars and a low maintenance patio garden to the rear.

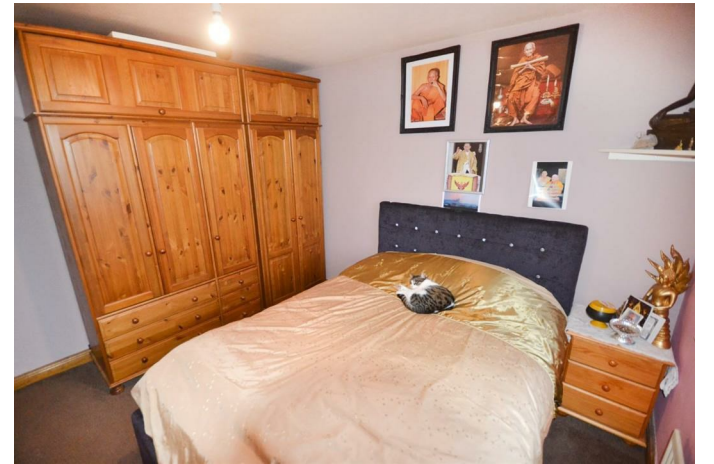
Additional Information:

Tenure - Freehold

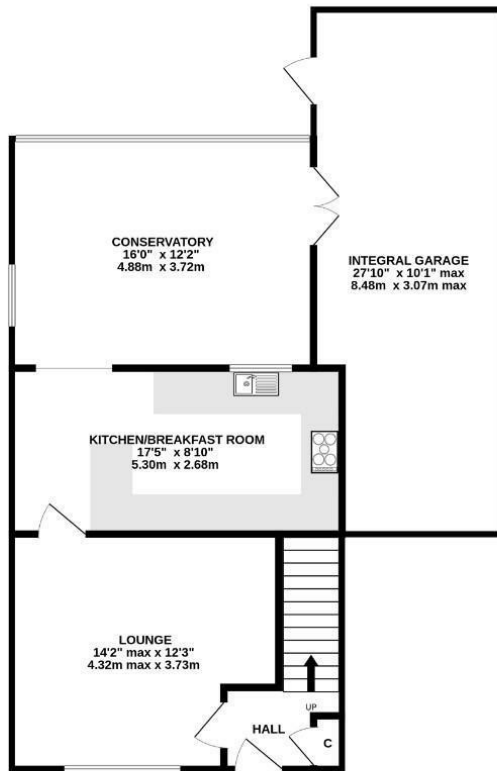
Council Tax band C payable to Bury MBC. Council Tax rates amount for 2023/2024 = £1937.37

EPC Rating: Currently await EPC

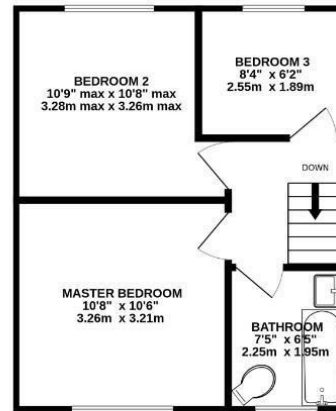




GROUND FLOOR
835 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 1207 sq.ft. (112.1 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.
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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			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-B1) B			
(69-80) C				(B1-B0) C			
(55-68) D				(B1-B0) D			
(39-54) E				(B1-B0) E			
(21-38) F				(B1-B0) F			
(1-20) G				(B1-B0) 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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