



pearson  
ferrier®



3 CROMWELL ROAD  
Manchester, M25 1HR  
Offers In The Region Of £250,000

# 3 CROMWELL ROAD

## Property at a glance

- stunning & deceptively spacious garden fronted mid-terrace
- two double bedrooms (master with a newly installed modern stylish en-suite shower room)
- highly sought after location positioned close by to Prestwich met station
- completely refurbished throughout to a very high standard
- recently re-wired, newly plastered throughout, newly decorated and new floor coverings
- newly installed modern stylish kitchen with integrated appliances
- utility room, guest WC
- newly installed modern stylish family bathroom
- private landscaped rear garden
- offered for sale with vacant possession and no onward chain. Viewing a must!!!

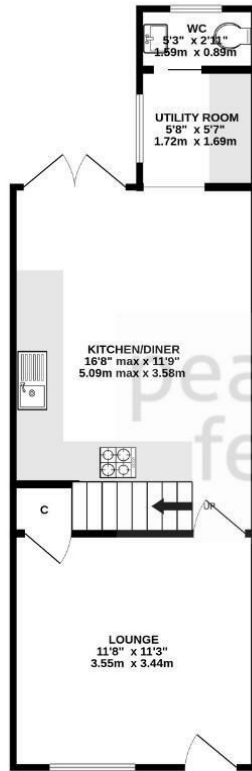
\*\*\*REDUCED FOR A QUICK SALE BY £10,000\*\*\*\*\*REDUCED FOR A QUICK SALE BY £10,000\*\*\*

Introducing this immaculate two-bedroom mid-terrace on Cromwell Rd, Prestwich, boasting a sleek and spacious interior, perfectly positioned near vibrant wine bars, restaurants, Prestwich met station, and major motorway networks for easy city access. Meticulously refurbished to the highest standards, it features PVC double glazing, a gas central heating system which is still under warranty, recent rewiring, and fresh decor throughout. The modern kitchen with integrated appliances, utility room, and stylish guest WC enhance its allure. Retreat to two generous sized bedrooms, including a master with a newly installed en-suite shower room, and a newly installed modern stylish family bathroom. Outside, a low-maintenance landscaped garden awaits, perfect for relaxation and entertaining. Don't miss out on this exceptional opportunity!

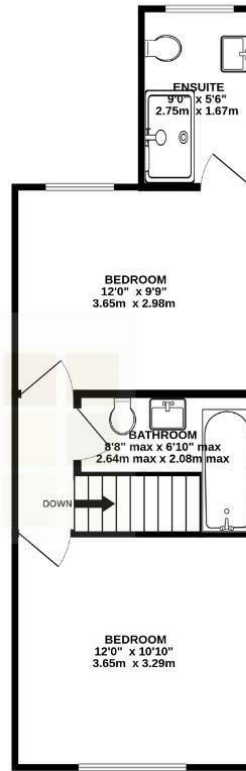




GROUND FLOOR  
374 sq.ft. (34.7 sq.m.) approx.

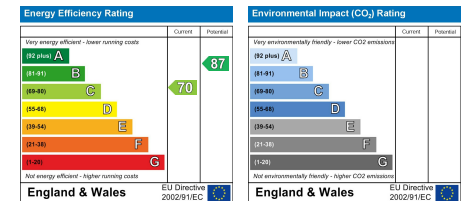


1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, 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 Metropack CO2Lab



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.