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9 MULBERRY CLOSE  
Manchester, M26 3AR  
Offers In The Region Of £225,000

# 9 MULBERRY CLOSE

## Property at a glance

- modern built three storey mid-townhouse
- three/four generous sized bedrooms (master and ground floor bedrooms with en-suite shower rooms split over two floors)
- cul-de-sac location positioned close by to all local amenities including Radcliffe met station
- PVC double glazing & GCH system
- feature lounge
- modern fitted kitchen with integrated appliances
- modern family bathroom
- driveway providing off road parking for two cars
- private rear garden
- viewing a must!!!

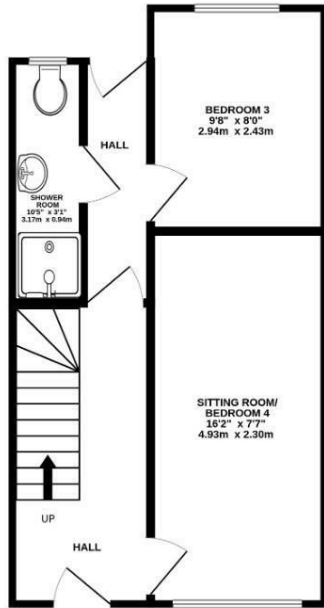
Located in a cul-de-sac, this meticulously maintained three/four bedroom, three-story mid-townhouse offers easy access to local amenities, schools, shops, and transport networks, including motorways and Radcliffe met station, ensuring seamless connectivity to Manchester City Centre and beyond. Boasting PVC double glazing and a gas central heating system, the property features three/four generously sized bedrooms, with en-suite shower rooms in the master and ground floor bedrooms, a charming lounge, a modern fitted kitchen with integrated appliances, and a contemporary family bathroom. Outside, a driveway provides parking for two cars, while the private rear garden offers an ideal retreat. Don't miss the opportunity to view this property early to avoid any disappointment.







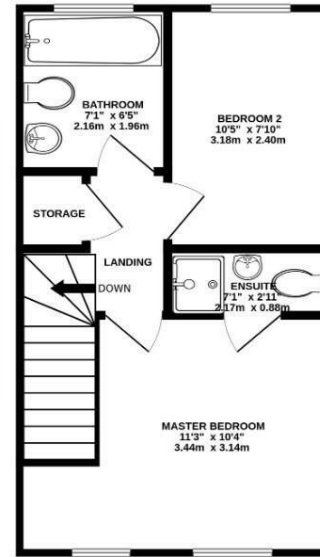
GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.

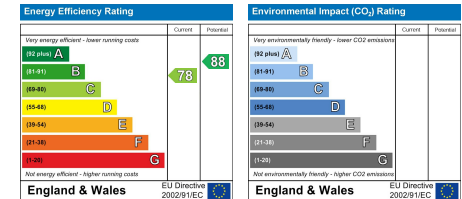


2ND FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.7 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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