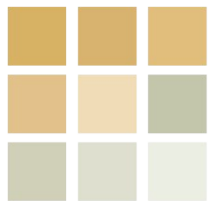




pearson  
ferrier®



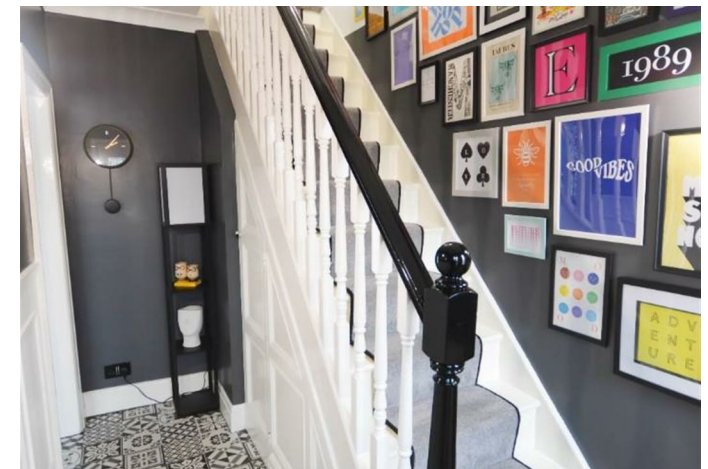
120 OUTWOOD ROAD  
Manchester, M26 1AG  
Offers In The Region Of £230,000

# 120 OUTWOOD ROAD

## Property at a glance

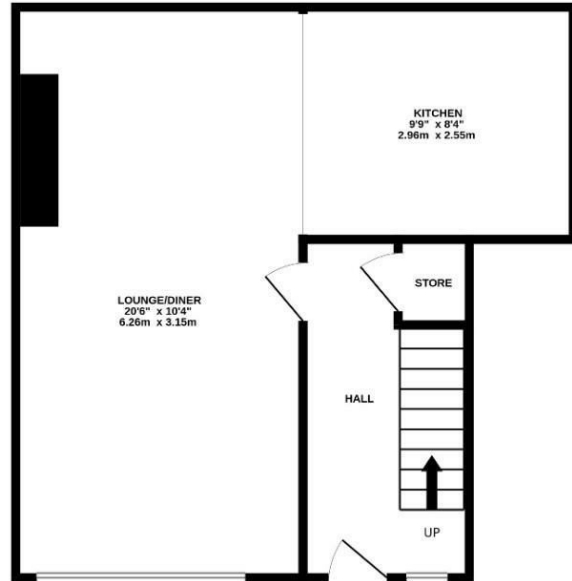
- stunning bay fronted semi-detached family home
- three generous sized bedrooms
- PVC double glazing & GCH system
- open views to the rear
- feature open plan lounge/diner/kitchen with integrated appliances
- modern stylish family bathroom including shower over bath
- driveway providing off road parking for two cars
- large private rear garden with the added benefit of not being directly overlooked
- viewing a must!!

Introducing Outwood Road, Radcliffe - a beautifully presented three bedroom semi-detached family home ideally situated for effortless access to local amenities, including schools, shops, and transport links. Conveniently located near motorway networks and Radcliffe Met station, just a short walk away, providing seamless travel to Manchester City centre and beyond. Meticulously restored by its current owner, this property exudes warmth and comfort, inviting you to make it your own. Early viewing is highly recommended to avoid missing out. Further features include: PVC double glazing, gas central heating system, a charming open plan lounge/diner/kitchen with integrated appliances, three generously sized bedrooms, and a modern stylish family bathroom with a shower over the bath. Outside - driveway for two cars, a mature landscaped garden to the front, and a large private rear garden with the added bonus of not being directly overlooked, backing onto countryside and playing fields. The accommodation briefly comprises: reception hallway, open plan lounge/diner/kitchen, first floor, three bedrooms and a family bathroom.

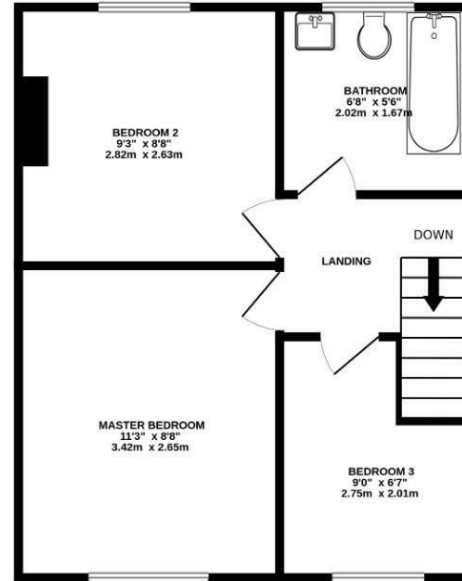




GROUND FLOOR  
359 sq.ft. (33.3 sq.m.) approx.

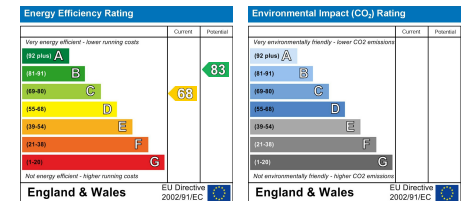


1ST FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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.  
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