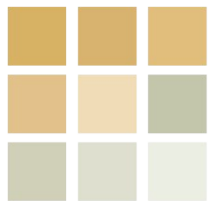




pearson
ferrier®



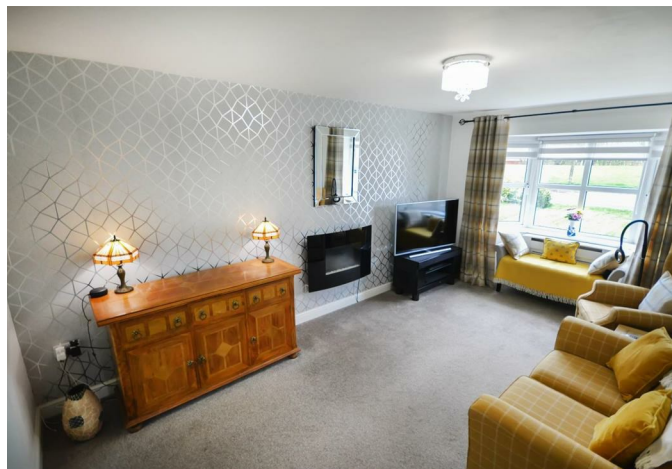
2 MULBERRY CLOSE
Manchester, M26 3AR
Offers In The Region Of £335,000

2 MULBERRY CLOSE

Property at a glance

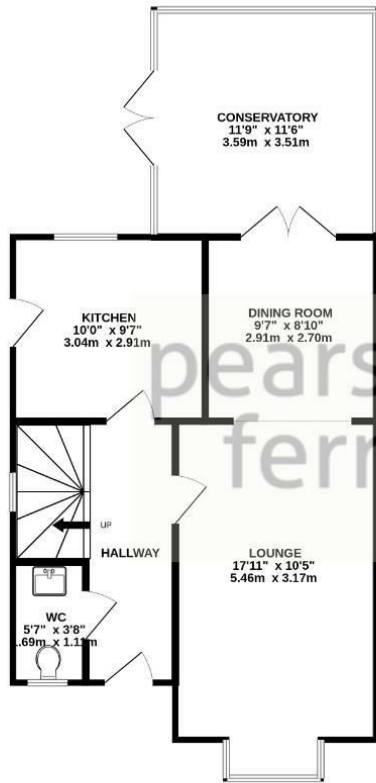
- neatly presented & well maintained detached family home
- three generous sized bedrooms (main with en-suite shower room)
- occupying a generous plot on a popular development close by to all local amenities
- not overlooked at the front or rear
- PVC double glazing & GCH system
- guest WC
- spacious lounge & separate dining area with access to the PVC double glazed conservatory
- fitted kitchen with integrated appliances
- modern family bathroom
- driveway for 2 cars leading to the detached single garage & a private landscaped low maintenance rear garden

Sitting at the head of the development occupying a generous corner plot position is this modern built three bedroom detached family home built by Morris Homes circa 2005 conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks including Radcliffe met station which is only a short walk away and provides easy access to and from Manchester City Centre and surrounding areas. Early viewing is highly recommended to avoid any disappointment and further features include: not overlooked at the front or rear, PVC double glazing, gas central heating system, guest WC, feature lounge, modern kitchen with integrated appliances, PVC double glazed conservatory with views overlooking the private landscaped low maintenance rear garden, three generous sized bedrooms (master with en-suite shower room) and a modern family bathroom. Outside - driveway providing off road parking for two cars leading to the detached single garage and gardens to the front and rear. The accommodation comprises of entrance hallway, WC, lounge, dining area, kitchen, conservatory, first floor three bedrooms (main with en-suite shower room), family bathroom. Outside: driveway, garage and gardens.

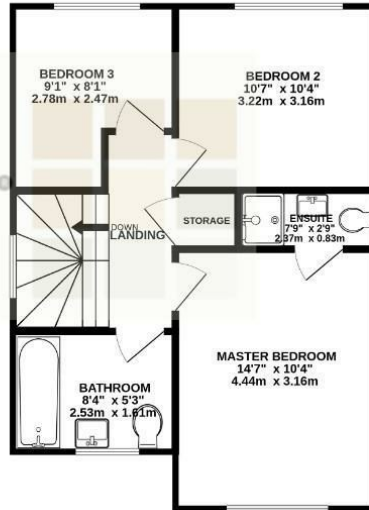




GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA - 1079 sq.ft. (100.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description 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.
Made with Metagis 10/2014.

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			
102 plus	A			102 plus	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	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	

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.