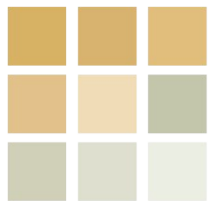




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42 DEAN STREET
Manchester, M26 3TZ
Offers In The Region Of £115,000

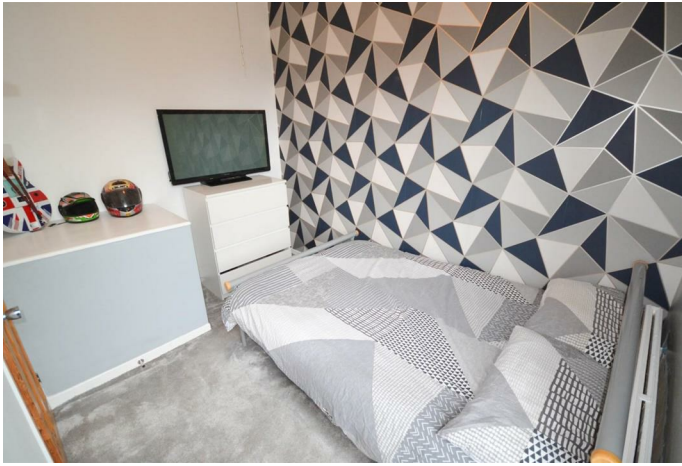
42 DEAN STREET

Property at a glance

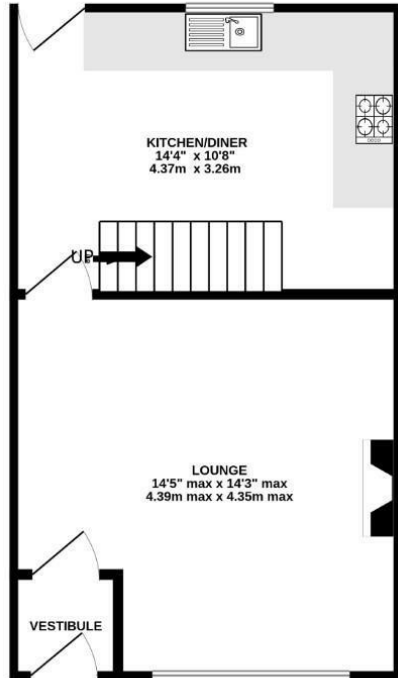
- pavement fronted mid-terrace
- two generous sized bedrooms
- PVC double glazing & GCH system
- open views to the front
- modern fitted kitchen with integrated appliances
- family bathroom inc shower over bath
- patio garden to the rear
- ideally suit FTB or BTL investor
- within walking distance of Radcliffe met station

A neatly presented two-bedroom pavement fronted mid-terrace 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 Manchester City centre and beyond. The property would ideally suit the first time buyer or buy to let property investor and further features include: PVC double glazing, gas central heating system, open views to the front, modern breakfast kitchen with integrated appliances, two generous sized bedrooms and a family bathroom including shower over. Outside - patio garden to the rear. The accommodation briefly comprises: vestibule, lounge, dining kitchen, first floor, two bedrooms and family bathroom. Outside - patio garden to the rear.

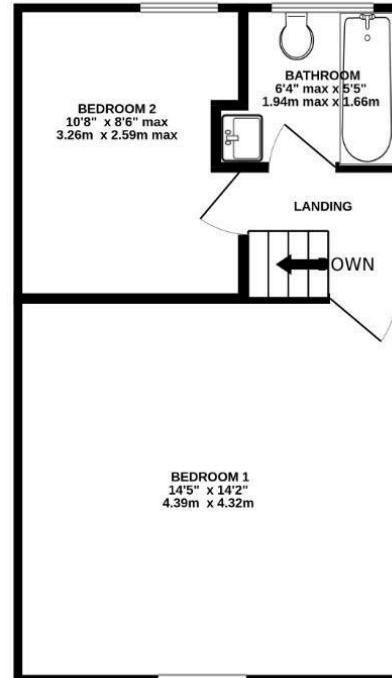




GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 713 sq.ft. (66.2 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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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) B			
(69-80) C				(D) C			
(55-68) D				(D) C			
(39-54) E				(E) D			
(21-38) F				(F) E			
(1-20) G				(G) F			
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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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.