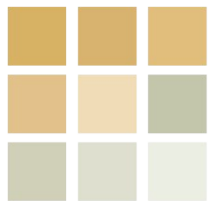




pearson
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10 BULL HILL CRESCENT
Manchester, M26 1BR
Offers In The Region Of £235,000

10 BULL HILL CRESCENT

Property at a glance

- neatly presented extended semi-detached family home
- three generous sized bedrooms
- PVC double glazing & GCH system
- feature lounge with access to the snug
- separate dining room
- modern fitted kitchen with integrated appliances
- modern stylish shower room
- block paved driveway providing ample off road parking for three/four cars leading to the detached garage
- private mature rear garden
- sold with no upward chain!!! viewing a must!!

A neatly presented and much improved extended three bedroom semi-detached family home 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: PVC double glazing, gas central heating system, feature lounge, snug with access out onto the private mature rear garden, separate dining room, modern fitted kitchen with integrated appliances, three generous sized bedrooms and a modern stylish shower room. Outside - block paved driveway providing ample off road parking for three/four cars leading to the detached single garage and a private mature rear garden. The accommodation briefly comprises: reception hallway, lounge, snug, dining room, kitchen, first floor, three generous sized bedrooms and shower room. Outside - block paved driveway providing ample off road parking for three/four cars leading to the detached single garage and a private mature rear garden.

Additional Information:

Tenure - Freehold

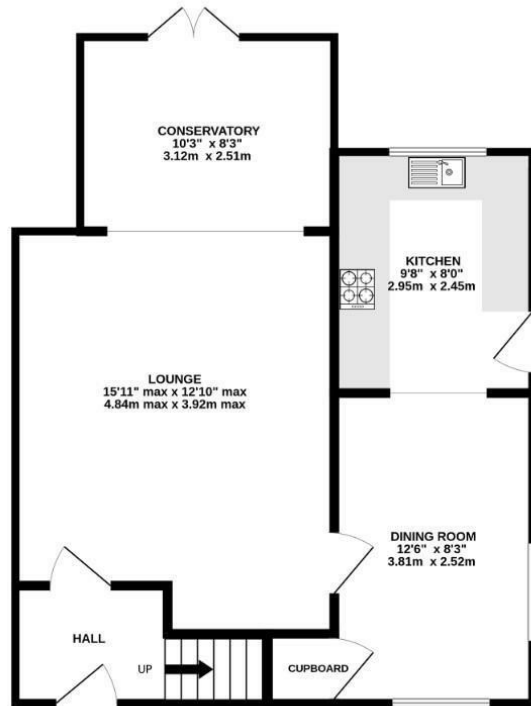
Council Tax band B payable to Bury MBC. Council Tax rates amount for 2024/2025 = £1780.17

EPC Rating - C

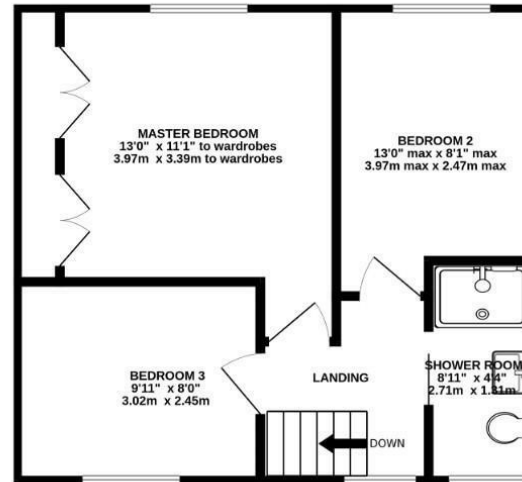




GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



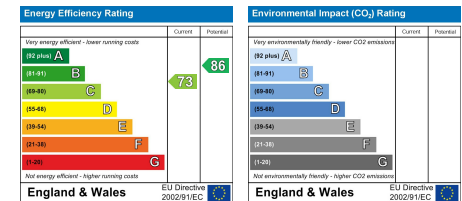
1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.4 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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