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4 DINGLE CLOSE
Manchester, M26 1UN
Offers In The Region Of £425,000

4 DINGLE CLOSE

Property at a glance

- exceptional four bedroom detached family home which is a testament to the current owner
- four generous sized bedrooms (master fitted and with en-suite shower room)
- commuters will appreciate the easy access to Radcliffe and Whitefield Met Stations and nearby motorway networks, facilitating seamless travel to Manchester City Centre and beyond
- PVC double glazing & gas central heating system
- feature spacious lounge
- stunning open plan kitchen/diner with integrated appliances
- guest WC/cloaks
- stunning family bathroom with free standing roll top bath
- pattern imprinted driveway providing off road parking for 2 cars leading to the attached single garage
- mature lawned gardens to the front and rear, offered for sale with no onward chain, viewing a must!!!

****Exceptional Four-Bedroom Detached Family Home on Barratt Development, Stand Lane, Radcliffe****

Located in the sought-after Barratt development just off Stand Lane, Radcliffe, this exceptional four-bedroom detached family home is a true testament to the current owner's care and attention. Situated on a generous plot, this property boasts close proximity to a host of local amenities, including reputable schools, convenient shops, and the vibrant nightlife of Whitefield with its array of bars and restaurants. For commuters, Radcliffe and Whitefield Met Stations, as well as nearby motorway networks, offer seamless travel to Manchester City Centre and beyond.

****Key Features:****

- ****No Onward Chain:**** Simplifying the buying process for a swift and hassle-free move.
- ****Modern Comforts:**** Featuring PVC double glazing and a gas central heating system for year-round comfort.
- ****Spacious Living:**** The feature spacious lounge provides a welcoming space for family relaxation.
- ****Stunning Open Plan Kitchen/Diner:**** Equipped with integrated appliances, the kitchen/diner offers ample space for family meals and entertaining, with direct access to the home office and PVC double glazed conservatory.
- ****Generous Bedrooms:**** Four well-proportioned bedrooms, including a master with fitted wardrobes and an en-suite shower room.
- ****Luxurious Family Bathroom:**** The family bathroom features a stunning free-standing roll-top bath, adding a touch of elegance.
- ****Ample Parking and Garage:**** A pattern imprinted concrete driveway provides off-road parking for two cars, leading to the attached single garage.
- ****Beautiful Gardens:**** Mature lawned gardens to the front and rear provide ample space for outdoor activities and relaxation.

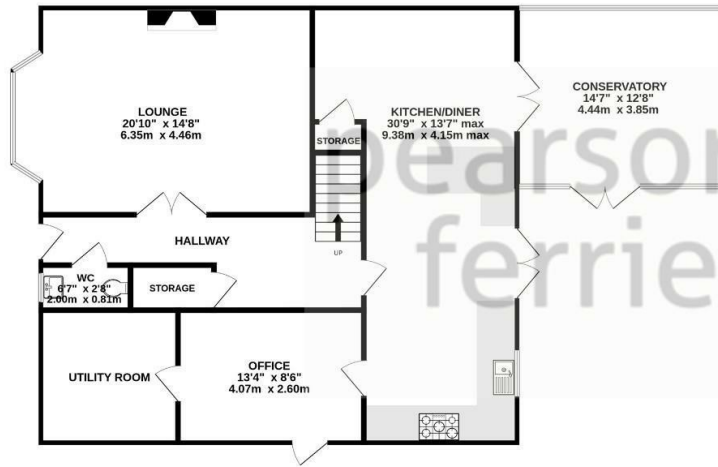
****Accommodation Overview:****

- ****Ground Floor:****
- Reception hallway

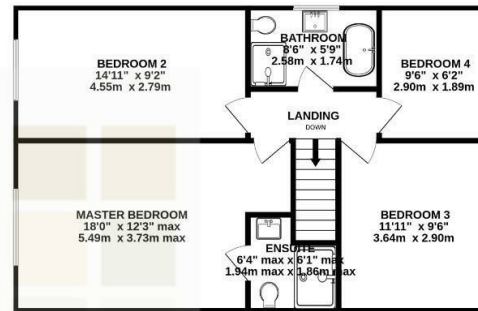




GROUND FLOOR
1229 sq.ft. (114.2 sq.m.) approx.



1ST FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 1950 sq.ft. (181.1 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		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
102 plus+ A			102 plus+ A		
81-101 B			81-101 B		
62-80 C			62-80 C		
43-61 D			43-61 D		
23-42 E			23-42 E		
9-22 F			9-22 F		
1-8 G			1-8 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	

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