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9 BOROUGH AVENUE
Manchester, M26 2QG
Offers In The Region Of £250,000

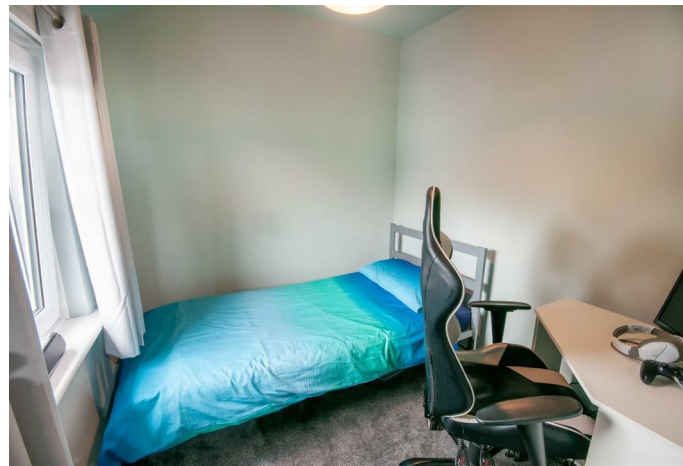
9 BOROUGH AVENUE

Property at a glance

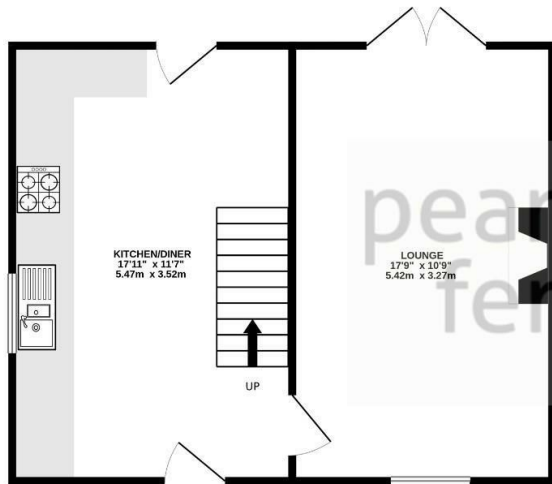
- much improved and well maintained semi-detached FREEHOLD family home
- three generous sized bedrooms
- cul-de-sac location
- conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks
- PVC double glazing & gas central heating system
- feature lounge with a multi-fuel stove with oak beam
- modern recently installed dining kitchen with integrated appliances
- modern family bathroom
- recently laid Tarmac driveway providing ample off road parking for 5+ vehicles and low maintenance gardens to the front and rear
- viewing a must!!!

Tucked away in a small cul-de-sac is this much improved and well maintained three bedroom semi-detached FREEHOLD family home conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks to include Radcliffe met station and the nearby motorway networks providing easy access to Manchester City centre and beyond. This property is a testament to the current owners dedication and investment and early viewing is highly recommended to avoid any disappointment further features include: PVC double glazing, gas central heating system, feature lounge with a multi-fuel stove with oak beam, modern recently installed dining kitchen with integrated appliances, three generous sized bedrooms and a modern family bathroom. Outside - double opening wrought iron gates providing access to the recently laid tarmac driveway providing ample off road parking for 5+ vehicles and low maintenance gardens to the front and rear. The accommodation briefly comprises: hallway, lounge, dining kitchen, first floor, three bedrooms and family bathroom. Outside - double opening wrought iron gates providing access to the recently laid tarmac driveway providing ample off road parking for 5+ vehicles and low maintenance gardens to the front and rear.





GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.

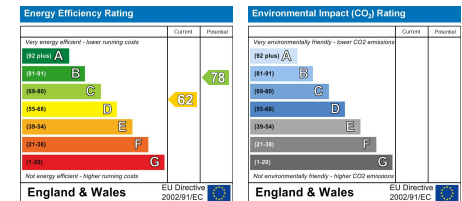


1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 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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