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63 WARWICK ROAD
Manchester, M26 4HL
Offers In The Region Of £300,000

63 WARWICK ROAD

Property at a glance

- deceptively spacious and extended four-bedroom link-detached FREEHOLD family home
- three/four generous sized bedrooms
- positioned in a highly sought after residential cul-de-sac location
- conveniently placed for easy access to all local amenities
- PVC double glazing & gas central heating system
- guest WC/cloaks
- feature lounge providing access to the separate dining area
- PVC double glazed conservatory with views overlooking the private tiered rear garden and surrounding farmland
- utility room
- block paved driveway providing ample off road parking for two cars & low maintenance gardens to the front and rear

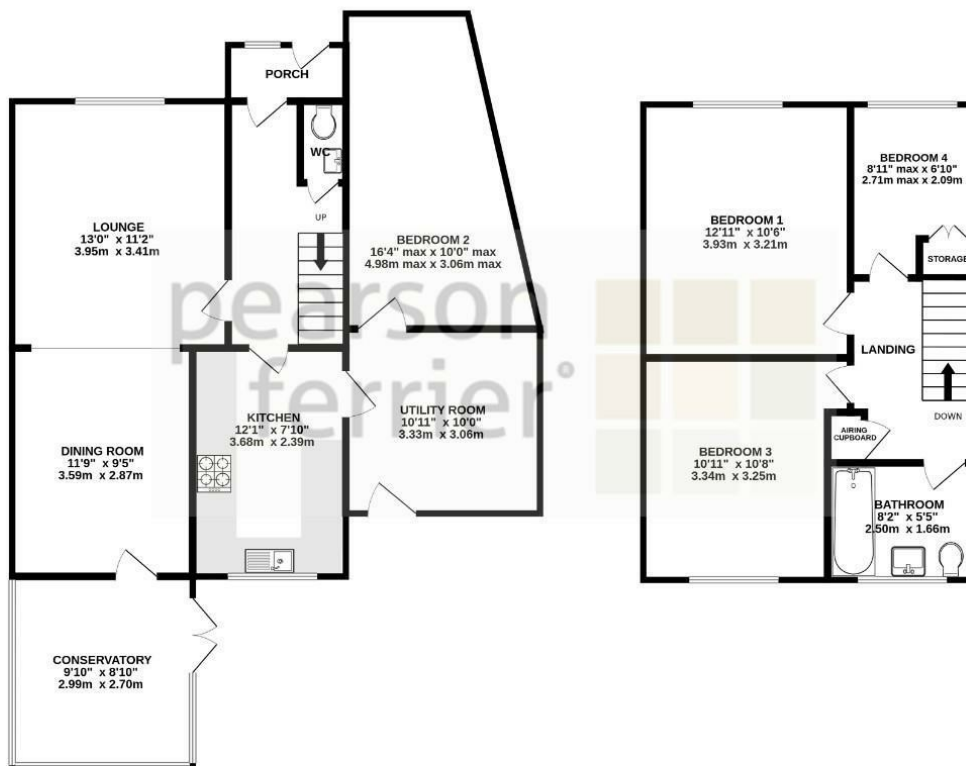
Located in a highly sought after residential cul-de-sac is this deceptively spacious and extended four-bedroom link-detached FREEHOLD family home conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks to include Radcliffe met station which is only a short walk away and the nearby motorway networks both providing easy access to Manchester City centre and beyond. Early viewing is highly recommended to avoid any disappointment and further features include: PVC double glazing, gas central heating system, guest WC/cloaks, feature lounge, separate dining area, PVC double glazed conservatory with views overlooking the private tiered rear garden and surrounding farmland, utility room, ground floor bedroom/office/study which was formerly the garage prior to conversion, three generous sized bedrooms on the first floor and a modern family bathroom. Outside - block paved driveway providing ample off road parking for two cars and low maintenance gardens to the front and rear. The accommodation briefly comprises: porch, hallway, WC/cloaks, lounge, dining area, conservatory, kitchen, utility room, ground floor bedroom, first floor, three generous sized bedrooms and family bathroom. Outside - block paved driveway providing ample off road parking for two cars and low maintenance gardens to the front and rear.





GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.

1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1191 sq.ft. (110.6 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			
102 plus	A			102 plus	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
49-54	E			49-54	E		
39-48	F			39-48	F		
1-38	G			1-38	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



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