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7 PARKSIDE CLOSE
Manchester, M26 2QS
Offers In The Region Of £325,000

7 PARKSIDE CLOSE

Property at a glance

- beautiful modern built detached family home
- four generous sized bedrooms (master fitted and with en-suite shower room)
- cul-de-sac location
- PVC double glazing & GCH system
- feature lounge with access through to the separate dining room
- modern stylish open plan kitchen with integrated appliances
- guest WC
- study/office (formerly the garage prior to conversion)
- modern stylish shower room
- driveway providing off road parking for two cars, mature lawned gardens to the front and rear. Viewing a must!!!

Positioned within a select cul-de-sac on this highly sought after residential development is this immaculately presented and well maintained four-bedroom detached family home conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks including the nearby motorway networks and 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, separate dining room with access via PVC French doors leading out onto the private rear garden, spacious open plan kitchen/diner with integrated appliances, guest WC, study/office which was formerly the garage prior to conversion, four generous sized bedrooms (master fitted and with en-suite shower room) and a modern stylish shower room. Outside - driveway providing off road parking for two cars and mature lawned gardens to the front and rear. The accommodation briefly comprises: hallway, lounge, dining room, open plan kitchen/diner, study/office, ground floor guest WC, first floor, four generous sized bedrooms (main fitted and with en-suite shower room) and shower room. Outside - driveway, detached garage and mature lawned gardens to the front, side and rear.

Additional Information:

Tenure - Freehold

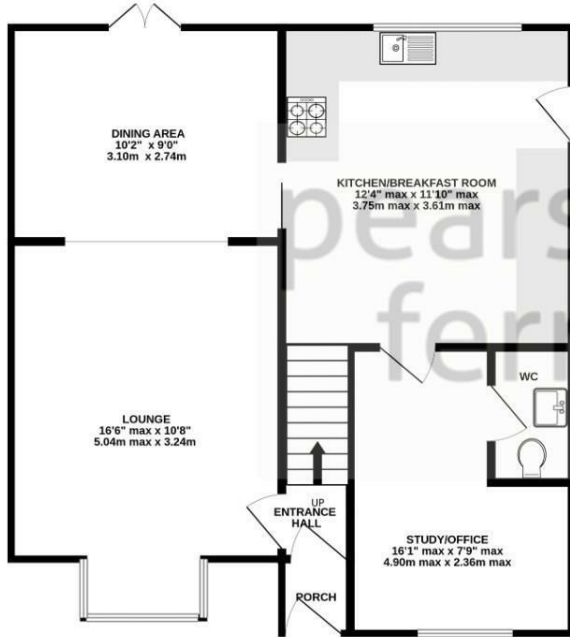
Council Tax band D payable to Bury MBC. Council Tax rates amount for 2024/2025 = £2,288.80

EPC Rating: Await EPC





GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 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	Neutral	Potential														
<table border="1"> <tr><td>102 plus</td><td>A</td></tr> <tr><td>81-91</td><td>B</td></tr> <tr><td>69-80</td><td>C</td></tr> <tr><td>55-68</td><td>D</td></tr> <tr><td>49-54</td><td>E</td></tr> <tr><td>39-48</td><td>F</td></tr> <tr><td>1-38</td><td>G</td></tr> </table>	102 plus	A	81-91	B	69-80	C	55-68	D	49-54	E	39-48	F	1-38	G			
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Not energy efficient - higher running costs	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC														

Environmental Impact (CO ₂) Rating		Current		Potential															
Very environmentally friendly - lower CO ₂ emissions	Neutral	Neutral	Potential	Neutral	Potential														
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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.