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35 STAINTON ROAD
Manchester, M26 3TP
Offers In The Region Of £255,000

35 STAINTON ROAD

Property at a glance

- immaculate modern built extended detached family home
- two/three bedrooms (originally three bedrooms - all fitted)
- PVC double glazing & GCH system
- tucked away in a small select cul-de-sac
- testament to the current owners meticulously finished throughout
- modern stylish extended kitchen with integrated appliances
- conservatory with Thermotec roofing system making it a usable room all year round
- modern stylish family bathroom with power shower over bath
- driveway providing ample off road parking for three cars
- extensive mature lawned garden to the front and a professionally landscaped private rear garden. No onward chain. Viewing a must!!!

REDUCED BY £10,000 FOR A QUICK SALE**REDUCED BY £10,000 FOR A QUICK SALE***

Immaculately Presented Modern 2/3 Bedroom Detached Family Home in Radcliffe, Manchester

Welcome to 35 Stainton Rd, Radcliffe – an immaculately presented, modern-built 2/3 bedroom extended detached family home. Nestled within a small select cul-de-sac on a charming estate of similar properties, this home offers a perfect blend of comfort and convenience. Its prime location provides easy access to local amenities, including nearby schools, shops, and transport networks such as Radcliffe Met Station and the nearby motorway, ensuring effortless travel to Manchester City Centre and surrounding areas.

This property is a testament to the meticulous care of its current owners, finished to the highest standards. Early viewing is highly recommended to avoid disappointment. Key features include:

- PVC double glazing
- Gas central heating
- Feature lounge with access to a separate dining area
- Double glazed conservatory with Thermotec roofing system, usable all year round
- Modern, stylish extended kitchen with integrated appliances
- 2/3 generously sized bedrooms (all fitted)
- Modern, stylish family bathroom with power shower over bath

Outside, the property boasts a driveway with ample off-road parking for three cars, a mature lawned garden area, and a private, low-maintenance professionally landscaped rear garden/decked area.

Accommodation Comprises:

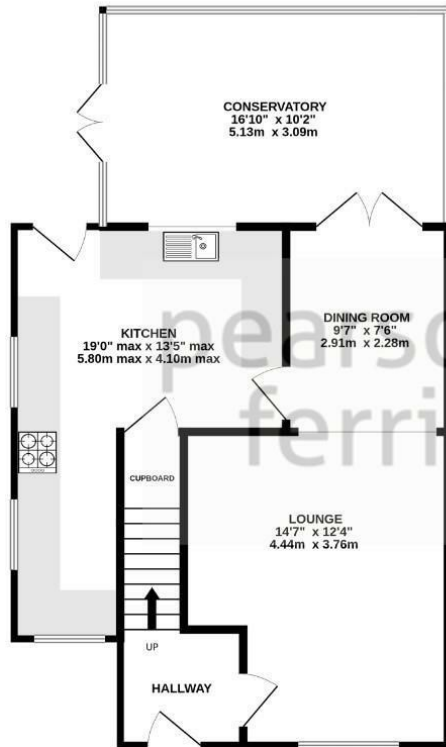
- **Ground Floor:**
- Reception hallway
- Lounge
- Dining area
- Conservatory





GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.

1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 1007 sq.ft. (93.6 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		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
82 plus A		82 plus A	
81-81 B		81-81 B	
69-80 C		80-80 C	
55-68 D		79-80 D	
49-54 E		71-78 E	
35-48 F		61-70 F	
1-34 G		51-60 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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