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89 HUTCHINSON WAY
Manchester, M26 3AB
Offers Over £350,000

89 HUTCHINSON WAY

Property at a glance

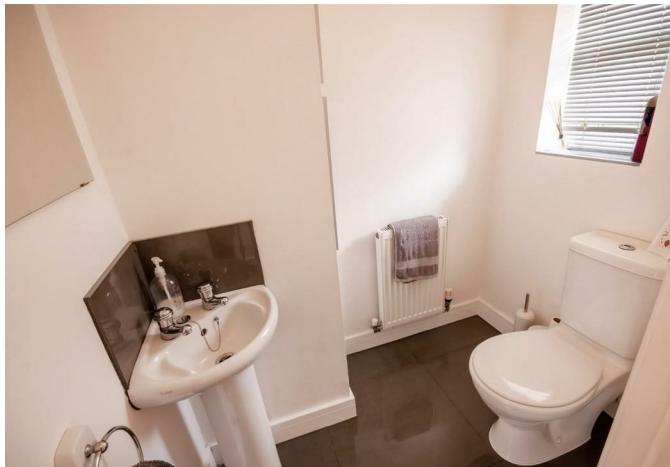
- beautifully presented, four-bedroom executive detached family home
- built by Morris Homes circa 2007
- excellent potential for extension (subject to local authority consent)
- tucked away in a small, select cul-de-sac and occupying a generous corner plot
- PVC double glazing & gas central heating system
- ground floor guest WC
- a recently installed modern stylish high-gloss Grey kitchen with 'Neff' integrated appliances,
- utility room
- driveway ample off-road parking for four vehicles and a large, private rear garden that benefits from not being directly overlooked which is ideal for entertaining and relaxation
- early viewing is highly recommended to avoid disappointment

Tucked away in a small, select cul-de-sac and occupying a generous corner plot, 89 Hutchinson Way, Radcliffe is a beautifully presented, four-bedroom executive detached family home built by Morris Homes circa 2007 with excellent potential for extension (subject to local authority consent). Ideally located for convenient access to nearby amenities, this home is within close reach of schools, shops, and major transport links, including the nearby motorway networks and Radcliffe Metrolink station, which offers an easy commute to Manchester City centre and surrounding areas.

The property, a credit to its current owners, boasts PVC double glazing and a gas central heating system. The ground floor features a welcoming hallway with access to the ground floor guest WC, a cosy lounge, and a recently installed modern high-gloss Grey kitchen with Neff integrated appliances, along with a utility room for added convenience. On the first floor, there are four bedrooms, (master bedroom with an en-suite shower room), and a modern family bathroom.

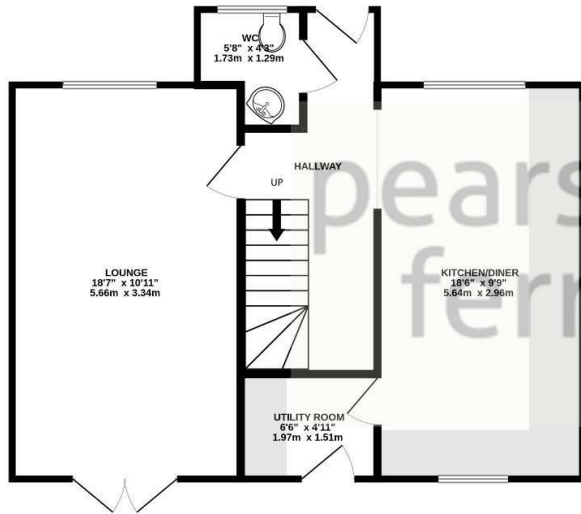
Externally, the property offers ample off-road parking for four vehicles on the driveway and a large, private rear garden that benefits from not being directly overlooked—ideal for entertaining and relaxation.

Early viewing is highly recommended to avoid disappointment.

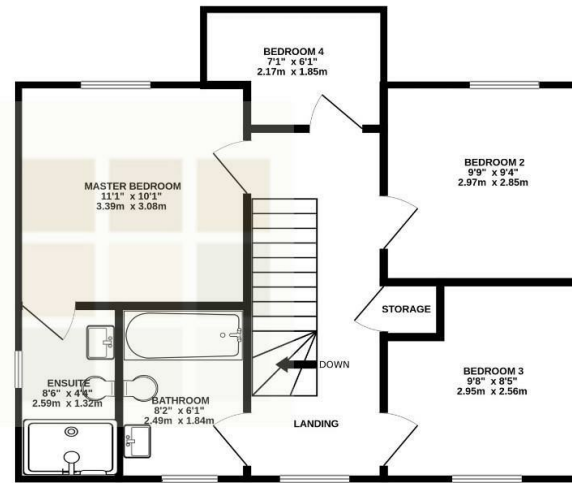




GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1064 sq.ft. (98.9 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			
61-80 C				61-80 C			
41-60 D				41-60 D			
21-40 E				21-40 E			
1-20 F				1-20 F			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
1-20 G				1-20 G			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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