



pearson  
ferrier®



101 SPRING LANE  
Manchester, M26 2SZ  
Offers In The Region Of £170,000

# 101 SPRING LANE

## Property at a glance

- extended semi-detached family home
- three generous sized bedrooms
- occupying a generous plot with scope to extend further out at the side planning previously approved for a double extension which has now elapsed
- two separate reception rooms
- PVC double glazing & GCH system
- positioned opposite Radcliffe met station providing easy access to Manchester City centre & beyond
- investment opportunity
- offered for sale with vacant possession and no upward chain
- off road parking for two/three vehicles

**\*\*Extended Semi-Detached Family Home with Excellent Investment Potential\*\***

This extended three-bedroom semi-detached family home offers a fantastic opportunity for buyers and is ideally situated for easy access to local amenities. Conveniently located near schools, shops, and major transport networks, including the Radcliffe Metrolink station (just a stone's throw away), it provides quick and easy access to Manchester city centre and surrounding areas.

The property offers ample potential for further development, with previous planning permission granted by Bury MBC for a double extension, making it a prime investment opportunity.

Key features include:

- **\*\*PVC double glazing\*\***
- **\*\*Gas central heating system\*\***
- **\*\*Two spacious reception rooms\*\***
- **\*\*Extended kitchen\*\***
- **\*\*Ground floor shower room\*\***
- **\*\*Three generous-sized bedrooms\*\***

Externally, the property benefits from off-road parking for up to three vehicles, gardens to the front, side, and rear.





GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.

1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, 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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower saving costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
102 plus	A			102 plus	A		
81-101	B			81-101	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		
Not energy efficient - higher saving costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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