



pearson
ferrier®



88 RINGLEY ROAD WEST
Radcliffe, M26 1DN
Offers Over £250,000

88 RINGLEY ROAD WEST

Property at a glance

- a neatly presented and well maintained semi-detached family home
- highly sought after residential location
- three generous sized bedrooms
- PVC double glazing & GCH system
- beautiful entrance hallway with stunning feature glass balustrade
- spacious lounge housing a multi-fuel stove
- spacious dining kitchen with integrated appliances with access through to the PVC double glazed conservatory
- modern stylish shower room
- off road parking providing off road parking for two cars
- low maintenance gardens to the front and rear, viewing a must!!!

****88 Ringley Road West, Radcliffe, M26 1DN – A Charming 3-Bedroom Family Home in a Desirable Semi-Rural Location****

Nestled in a sought-after semi-rural setting, 88 Ringley Road West offers a neatly presented and well-maintained 3-bedroom semi-detached family home. With its Freehold tenure, this inviting property is ideally positioned for easy access to local amenities, schools, shops, and convenient transport links, including the nearby Radcliffe and Whitefield Metrolink stations and motorway networks, ensuring quick access to Manchester city centre and the surrounding areas.

Early viewing is highly recommended to avoid disappointment and features include:

- PVC double glazing and a gas central heating system.
- A beautiful entrance hallway with a feature glass balustrade adding a touch of modern elegance.
- A cosy yet stylish feature lounge complete with a multi-fuel stove, creating a warm and inviting atmosphere.
- A spacious dining kitchen with integrated appliances.
- A PVC double glazed conservatory, ideal for relaxing and enjoying views of the private rear garden.
- A separate utility room for added convenience.
- Three generous-sized bedrooms, offering ample living space for families.
- A modern and stylish shower room with contemporary fixtures and fittings.

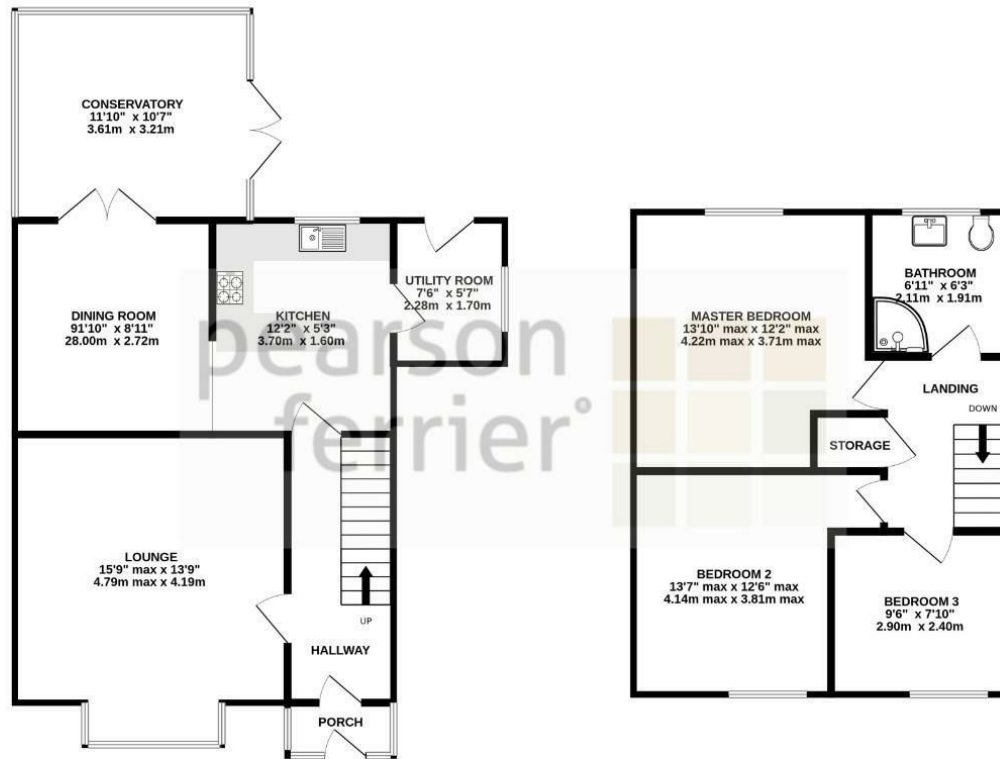
The exterior of the property includes a driveway with off-road parking for two cars and low-maintenance gardens to both the front and rear, making it perfect for those who seek a balance between outdoor space and ease of upkeep.





GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.

1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 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.
Made with Metropix ©2024

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						
(82 plus) A	(82 plus) A						
(71-81) B	(71-81) B						
(55-70) C	(55-70) C						
(39-54) D	(39-54) D						
(29-38) E	(29-38) E						
(13-28) F	(13-28) F						
(1-12) G	(1-12) G						
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions						
England & Wales	England & Wales	EU Directive 2002/91/EC	82	EU Directive 2002/91/EC		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



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.