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3 PILKINGTON AVENUE
Manchester, M26 4LS
Offers In The Region Of £395,000

3 PILKINGTON AVENUE

Property at a glance

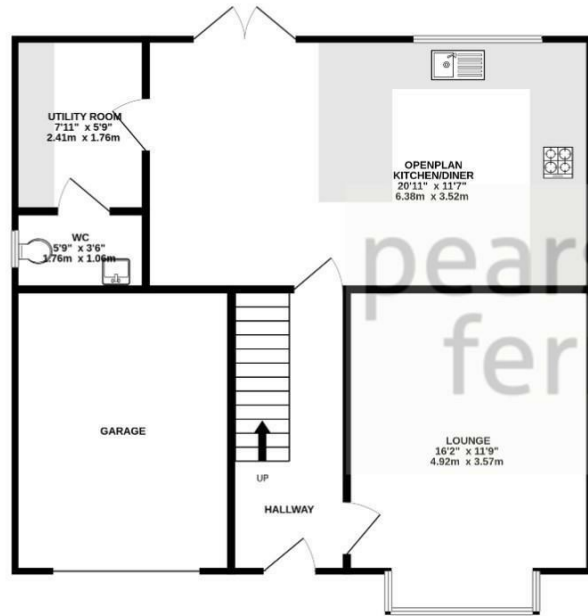
- beautifully presented modern built executive detached family home built circa 2016
- four generous sized bedrooms (master with en-suite shower room)
- small select cul-de-sac
- PVC double glazing & GCH system
- spacious modern stylish kitchen with integrated appliances
- utility room & guest WC
- NHBC warranty still remaining
- modern stylish family bathroom
- driveway providing off road parking for 2 cars leading to the attached integral single garage
- gardens to the front & rear. viewing a must!!!

Tucked away in a small select cul-de-sac on the highly desirable Tudor Grange development just off Bury & Bolton Road is this beautifully presented executive four-bedroom detached family home constructed by Bellway Homes circa 2016 conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks providing easy access into Manchester City centre and surrounding areas. Early viewing is highly recommended to avoid any disappointment and further features include: NHBC warranty remaining, PVC double glazing, gas central heating system, feature spacious lounge, spacious modern stylish dining kitchen with integrated appliances, utility room, guest WC, integral single garage, four generous sized bedrooms (master with ensuite shower room) and a modern stylish family bathroom. Outside - driveway providing off road parking for two cars leading to the attached single garage and gardens to the front and rear. The accommodation briefly comprises: hallway, lounge, dining kitchen, utility room, WC, integral single garage, first floor, four generous sized bedrooms (master with en-suite) and family bathroom.

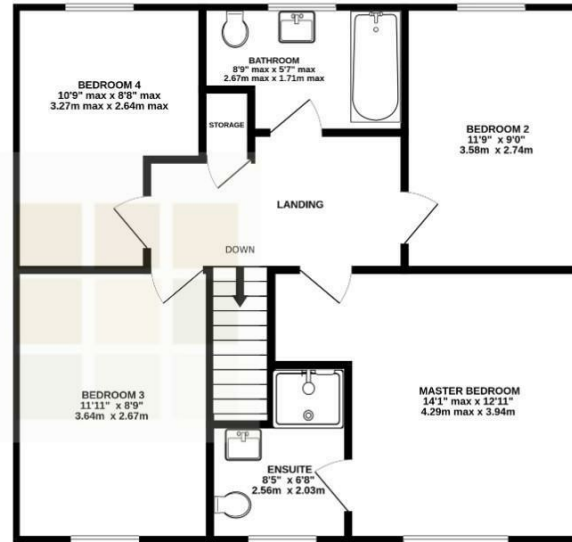




GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.

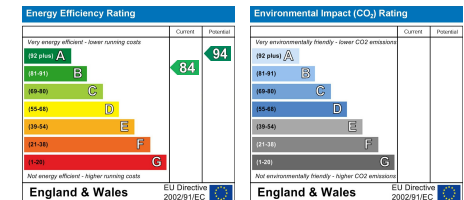


1ST FLOOR
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 1438 sq.ft. (133.6 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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