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5 LAWNDAL CLOSE
Manchester, M26 1UB
Offers In The Region Of £265,000

5 LAWNSDALE CLOSE

Property at a glance

- beautifully presented and much improved extended semi-detached family home built by Barratt Homes circa 2005/6
- four generous sized bedrooms
- cul-de-sac location
- PVC double glazing & GCH system
- newly installed ground floor guest WC
- feature lounge with Travertine tiled flooring with underfloor heating
- modern stylish kitchen with integrated appliances
- utility room
- modern stylish recently installed shower room
- driveway providing ample off road parking for X2 cars, low maintenance composite decked rear garden with an artificial lawned area , viewing a must!!!!

We are thrilled to present this meticulously finished and much-improved extended four-bedroom semi-detached family home, built by Barratt Homes circa 2005/2006. Situated in a small, select cul-de-sac, this property offers a peaceful yet convenient location, close to local amenities, including nearby schools, shops, and transport networks. Radcliffe Met station is just a short walk away, providing excellent links to Manchester City Centre and beyond.

This stunning property has been thoughtfully updated to a high standard by the current vendors and features extended living accommodation, perfect for modern family living and boasts energy efficient features including solar panels owned outright by the current vendors. These panels generate an annual income of over £1500.

Key highlights include:

- PVC double glazing and a gas central heating system.
- A newly installed ground floor guest WC.
- A feature lounge with Travertine tiled flooring with underfloor heating.
- A modern, stylish kitchen, with integrated appliances, complemented by a separate utility room.
- Four generous-sized bedrooms.
- A modern, recently installed shower room.

Outside, the property benefits from a driveway providing off-road parking for two cars with EV charging point and a low-maintenance rear garden, featuring composite decking with artificial lawned area ideal for outdoor relaxation or entertaining.

Accommodation layout:

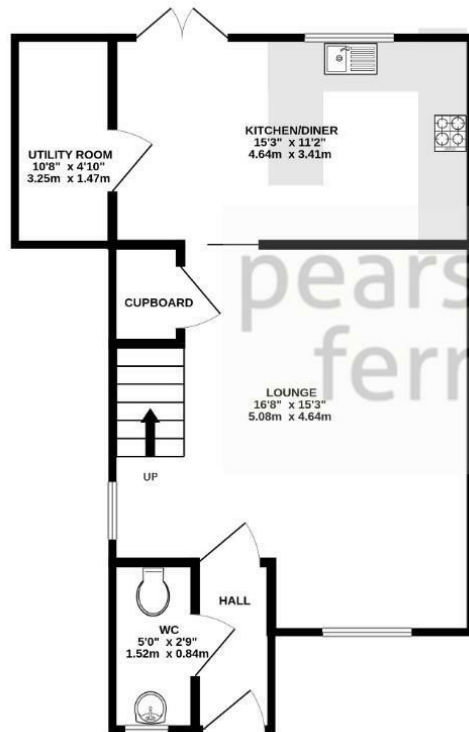
- Ground Floor: Entrance vestibule, guest WC, lounge, kitchen, utility room.
- First Floor: Four spacious bedrooms and a modern shower room.

This exceptional family home is ready to move into and is offered in immaculate condition. Early viewing is highly recommended to avoid any disappointment!





GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.

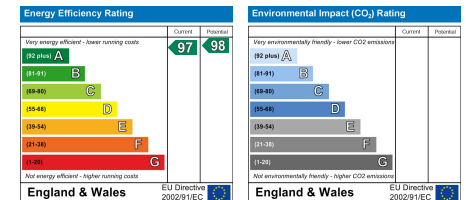


1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 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.
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