



pearson
ferrier®



10 GREENOAK
Manchester, M26 1EG
£220,000

10 GREENOAK

Property at a glance

- neatly presented extended mews property
- three bedrooms
- PVC double glazing & GCH system
- feature lounge
- modern stylish kitchen with integrated appliances
- separate dining area
- utility room with access to the integral garage/storage
- modern stylish family bathroom
- driveway providing off road parking for two cars, professionally landscaped private low maintenance rear garden
- offered for sale with vacant possession and no onward chain viewing a must!!!

Pearson Ferrier Estate Agents is thrilled to present this modern and extended three-bedroom mews property, located in a small, select cul-de-sac in the highly sought-after Stoneclough village. This property is ideally situated close to local schools, shops, pubs, restaurants, and excellent transport links, including nearby motorway and railway networks, offering easy access to Manchester City Centre and beyond.

Key Features:

- Spacious Lounge: Includes a feature fire surround, creating a warm and inviting atmosphere.
- Modern Kitchen: Stylish and fitted with integrated appliances, with access to the dining area which forms part of the extension.
- Utility Room: Provides practicality with additional storage space and internal access to the integral garage.
- Bedrooms: Three generously sized bedrooms (master with fitted wardrobes).
- Family Bathroom: A modern and stylish three piece suite.
- Outdoor Space: A professionally landscaped, low-maintenance rear garden and a driveway with off-road parking for two cars.

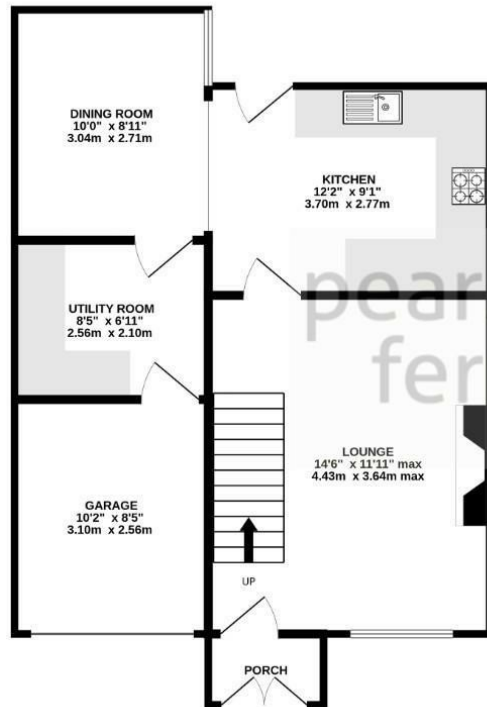
This property is offered with vacant possession and no onward chain, ensuring a smooth and hassle-free purchase process. An early viewing is highly recommended to avoid disappointment!

For further details or to arrange a viewing, please contact Pearson Ferrier Estate Agents today.

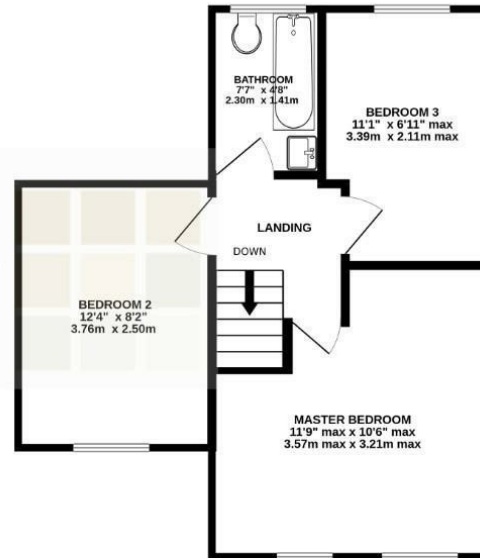




GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 911 sq.ft. (84.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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