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2 BELGRAVE CLOSE  
Manchester, M26 4DE  
Offers Over £235,000



# 2 BELGRAVE CLOSE

## Property at a glance

- extended semi-detached family home
- three generous sized bedrooms (master and bedroom two fitted)
- occupying a large corner plot with scope to extend out at the side subject to planning permission
- small select cul-de-sac
- PVC double glazing & GCH system
- conveniently placed for easy access to all local amenities including Radcliffe Metrolink station which is only a 5 minute walk away
- spacious through lounge
- extended modern fitted kitchen with integrated appliances
- modern stylish family bathroom
- driveway providing off road parking for two/three cars leading to the attached single garage, mature lawned gardens to the front, side and rear, viewing a must!!!

Pearson Ferrier is delighted to market this extended semi-detached family home, situated in a small, select cul-de-sac. This well maintained property boasts three generous-sized bedrooms, with the master and second bedroom benefiting from fitted wardrobes.

Occupying a large corner plot, the home offers excellent scope to extend at the side (subject to planning permission). The property features PVC double glazing and a gas central heating system.

The spacious accommodation includes a bright and airy through lounge, an extended modern fitted kitchen with integrated appliances, and a stylish family bathroom. Externally, the property benefits from a driveway providing off-road parking for two to three cars, leading to an attached single garage. The mature lawned gardens to the front, side, and rear offer excellent outdoor space for families to enjoy.

Conveniently located, this home is just a five-minute walk from Radcliffe Metrolink station, providing easy access to Manchester city centre and beyond. Local amenities, schools, and transport links are all within close reach.

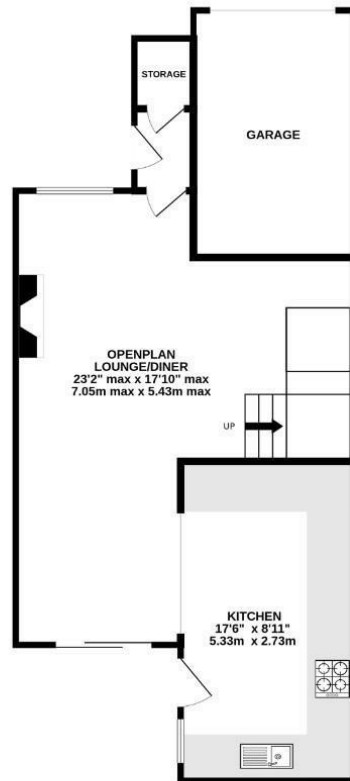
Viewing is a must!



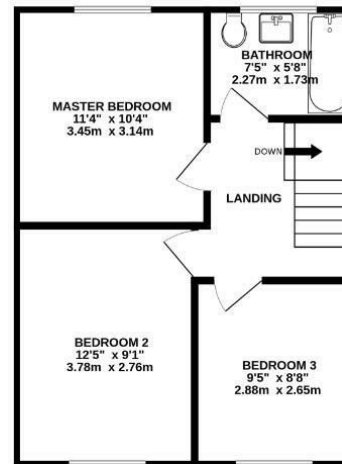




GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.

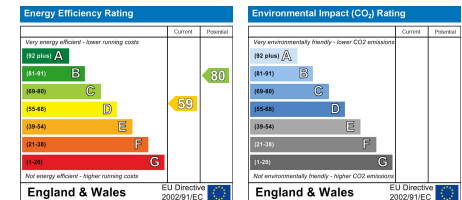


1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 971 sq.ft. (90.2 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. The 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 Measure v2020



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