



pearson
ferrier®



2 COVENTRY ROAD
Manchester, M26 4FY
Offers In The Region Of £250,000

2 COVENTRY ROAD

Property at a glance

- extended three-bedroom detached family home
- situated in a highly desirable cul-de-sac location
- conveniently placed for easy access to local schools, shops, and transport networks
- just a short walk from Radcliffe Metrolink Station, offering seamless connections to Manchester City Centre and surrounding areas
- offered with no onward chain, this fantastic home is ready for its next owners to move straight in
- spacious lounge leading to a separate dining area with patio doors to the private rear garden
- extended breakfast kitchen with integrated appliances
- three generous-sized bedrooms
- modern, stylish, recently installed shower room
- driveway providing off-road parking for two cars leading to the attached single garage, mature lawned garden to the front and a private, mature rear garden overlooking woodland, offering a peaceful and scenic outdoor space

Pearson Ferrier Estate Agents is delighted to present this extended three-bedroom detached family home, situated in a highly desirable cul-de-sac location. Conveniently placed for easy access to local schools, shops, and transport networks, the property is just a short walk from Radcliffe Metrolink Station, offering seamless connections to Manchester City Centre and surrounding areas.

Offered with no onward chain, this fantastic home is ready for its next owners to move straight in.

Key Features:

- Spacious lounge leading to a separate dining area with patio doors to the private rear garden
- Extended breakfast kitchen with integrated appliances
- Three generous-sized bedrooms
- Modern, stylish, recently installed shower room
- PVC double glazing & gas central heating system
- Integral single garage for secure parking and storage

Outside:

- Driveway providing off-road parking for two cars
- Attached single garage
- Mature lawned garden to the front
- Private, mature rear garden overlooking woodland, offering a peaceful and scenic outdoor space

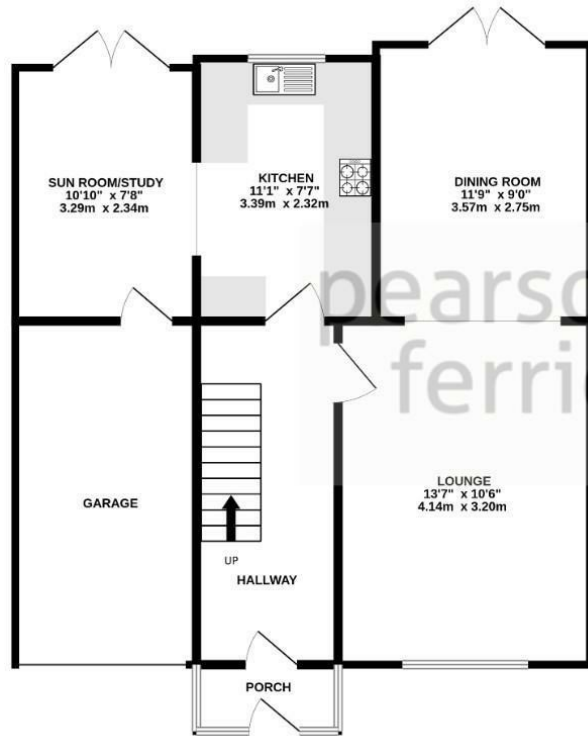
This well-presented home is perfect for families looking for a spacious and convenient living space in a sought-after area. Early viewing is highly recommended!

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





GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1077 sq.ft. (100.0 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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