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44 SHAKESPEARE AVENUE
Manchester, M26 3QZ
Offers Over £140,000

44 SHAKESPEARE AVENUE

Property at a glance

- end townhouse occupying a generous corner plot in need of general updating
- two generous sized bedrooms (main fitted)
- PVC double glazing & GCH system
- cul-de-sac location
- spacious lounge
- ground floor guest WC
- separate WC & a modern shower room
- gardens to the front, side and rear
- offered for sale with vacant possession & no upward chain!!!

Pearson Ferrier Estate Agents are delighted to present this two-bedroom end townhouse for sale which is offered with no onward chain and freehold tenure. Occupying a generous corner plot, this property is ideally located for nearby schools, shops, and excellent transport links, including Radcliffe Metrolink station, providing easy access to Manchester City Centre and surrounding areas.

Internally, the property benefits from PVC double glazing, gas central heating, and a ground floor guest WC. The accommodation includes a spacious lounge, a fitted kitchen, two generous-sized bedrooms (one with fitted wardrobes), a modern shower room, and a separate WC.

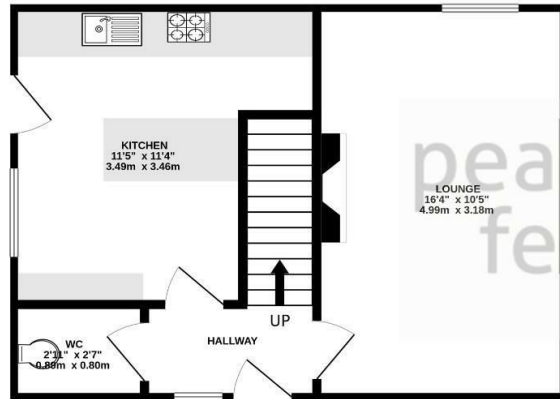
Externally, the property boasts gardens to the front, side, and rear, offering plenty of outdoor space.

This is an excellent opportunity for first-time buyers, investors, or those looking to downsize. Contact us today to arrange a viewing!

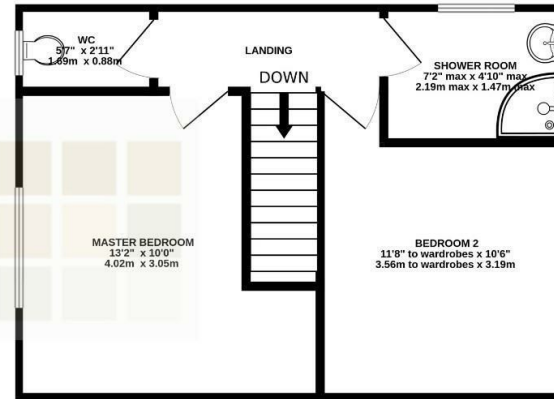




GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.

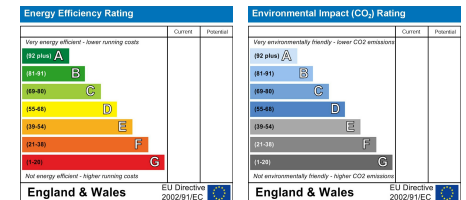


1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 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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