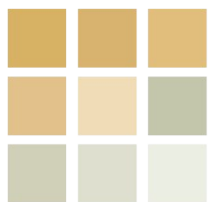




pearson
ferrier®



111 RINGLEY ROAD WEST
Manchester, M26 1DW
Offers In The Region Of £255,000

111 RINGLEY ROAD WEST

Property at a glance

- deceptively spacious bay fronted mid-terrace
- three generous sized bedrooms
- beautifully presented & much improved by the current owner
- fantastic views to the rear overlooking farmland and the surrounding area
- highly sought after residential location
- positioned close by to all local amenities including Radcliffe & Whitefield Metrolink stations, Kearsley railway station and the nearby motorway networks providing easy access to Manchester City Centre
- spacious lounge with PVC patio doors providing access out onto the low maintenance rear garden and stunning views overlooking farmland, spacious separate dining room
- recently installed modern stylish fitted kitchen in high gloss finish with 'Neff' integrated appliances
- recently installed modern stylish four piece family bathroom
- low maintenance Indian stone patio garden with open views overlooking farmland and the surrounding area. Viewing a must!!!

Pearson Ferrier are proud to present this deceptively spacious, bay-fronted mid-terrace, offering stunning open views to the rear and situated in a highly sought-after residential location.

Beautifully presented and much improved by the current owner, this home boasts three generous sized bedrooms, a blend of modern finishes, and a layout perfect for family living. Ideally located close to all local amenities, it offers excellent transport links with Radcliffe & Whitefield Metrolink stations, Kearsley railway station, and easy motorway access to Manchester City Centre.

Internally, the property comprises a spacious lounge with PVC patio doors opening onto the low-maintenance Indian stone patio garden—perfect for relaxing while enjoying uninterrupted views over farmland. There's also a separate dining room, a recently installed high-gloss fitted kitchen with integrated 'Neff' appliances, and a modern, stylish family bathroom.

Further benefits include a recently installed Anthracite Grey PVC double glazing, gas central heating system.

Viewing is a must to truly appreciate everything this fantastic home has to offer.





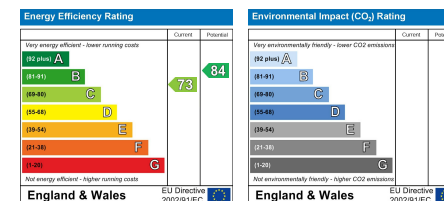
GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.

1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 1014 sq.ft. (94.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, consideration is made of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Metagor 12025



Radcliffe Office

44 Blackburn Street Radcliffe, Manchester, M26 1NQ

Telephone: 0161 725 8155

Fax: #

Email: radcliffe@pearsonferrier.co.uk

www.pearsonferrier.co.uk



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.