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1 TENNYSON AVENUE  
Manchester, M26 3GF  
Offers In The Region Of £160,000



# 1 TENNYSON AVENUE

## Property at a glance

- end townhouse occupying a generous corner plot
- two generous sized bedrooms plus loft room
- PVC double glazing & GCH system
- spacious lounge
- modern recently installed kitchen with integrated appliances
- separate WC & a modern bathroom
- gardens to the front, side and rear

Pearson Ferrier Estate Agents are delighted to present this two-bedroom end townhouse for sale which is offered with 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 modern recently installed kitchen with integrated appliances. The accommodation includes a spacious lounge, two generous-sized bedrooms plus loft room, a modern bathroom, and a separate WC.

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

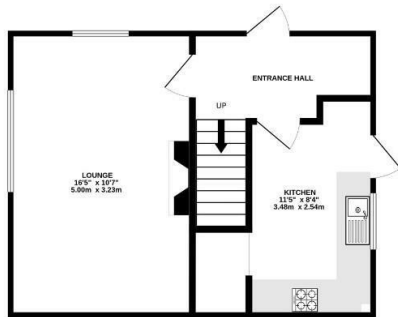
This is an excellent opportunity for first-time buyers, investors, or those looking to downsize. Contact us today to arrange a viewing!



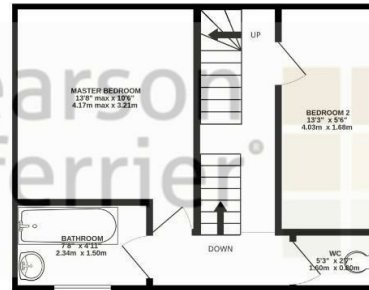




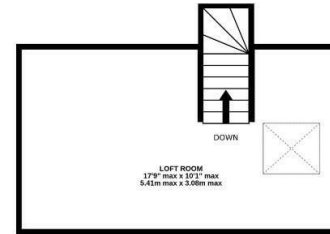
GROUND FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



2ND FLOOR  
211 sq.ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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		
49-64	E		
35-48	F		
1-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-64	E		
35-48	F		
1-34	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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