



pearson
ferrier®



1 EDWARD STREET
Manchester, M25 3FH
Offers In The Region Of £250,000

1 EDWARD STREET

Property at a glance

- a beautifully presented & much improved extended detached family home
- two generous sized bedrooms
- cul-de-sac location
- positioned close by to all local amenities inc Prestwich Metrolink station for easy access to Manchester City Centre
- PVC double glazing & GCH system
- feature lounge with bay walk in window and solid wooden flooring
- beautiful shaker style kitchen with quartz work tops and integrated appliances
- separate dining room with PVC patio doors providing access out onto the private low maintenance rear garden
- modern stylish family bathroom
- low maintenance gardens to the front and rear, viewing a must!!!

Introducing 1 Edward Street, Prestwich – a beautifully presented and much improved two-bedroom extended detached family home nestled in a cul-de-sac, offering a perfect blend of convenience and comfort. This meticulously maintained property boasts proximity to local amenities, including schools, shops, and the vibrant nightlife of Prestwich with its array of bars and restaurants. Commuters will appreciate the easy access to Prestwich Metrolink Station and nearby motorway networks, facilitating seamless travel to Manchester City Centre and beyond.

Ideal for first-time buyers embarking on their property journey or Buy to Let property investors expanding their portfolio, this home beckons with its inviting features. Enjoy the warmth of the cosy lounge with a bay window, the functionality of the shaker-style kitchen adorned with quartz work surfaces and integrated appliances. Rest peacefully in two bedrooms. A modern family bathroom completes the living space. Outside, discover a small garden at the front and a delightful low maintenance Indian stone patio garden at the rear, perfect for outdoor relaxation or entertaining guests. Additional features include PVC double glazing and a gas central heating system. With its desirable location and array of features, early viewing is highly recommended to fully appreciate this property.





GROUND FLOOR



1ST FLOOR



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		
49-54	E		
41-48	F		
31-40	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		
49-54	E		
41-48	F		
31-40	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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