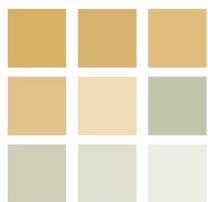




pearson
ferrier®



64 KILBURN ROAD
Manchester, M26 3NA
£180,000

64 KILBURN ROAD

Property at a glance

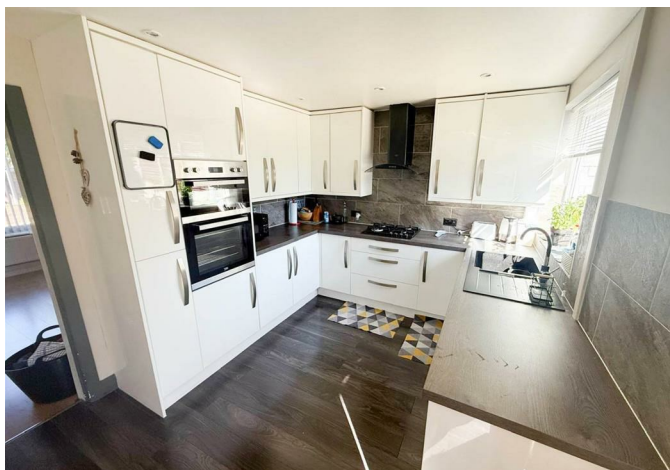
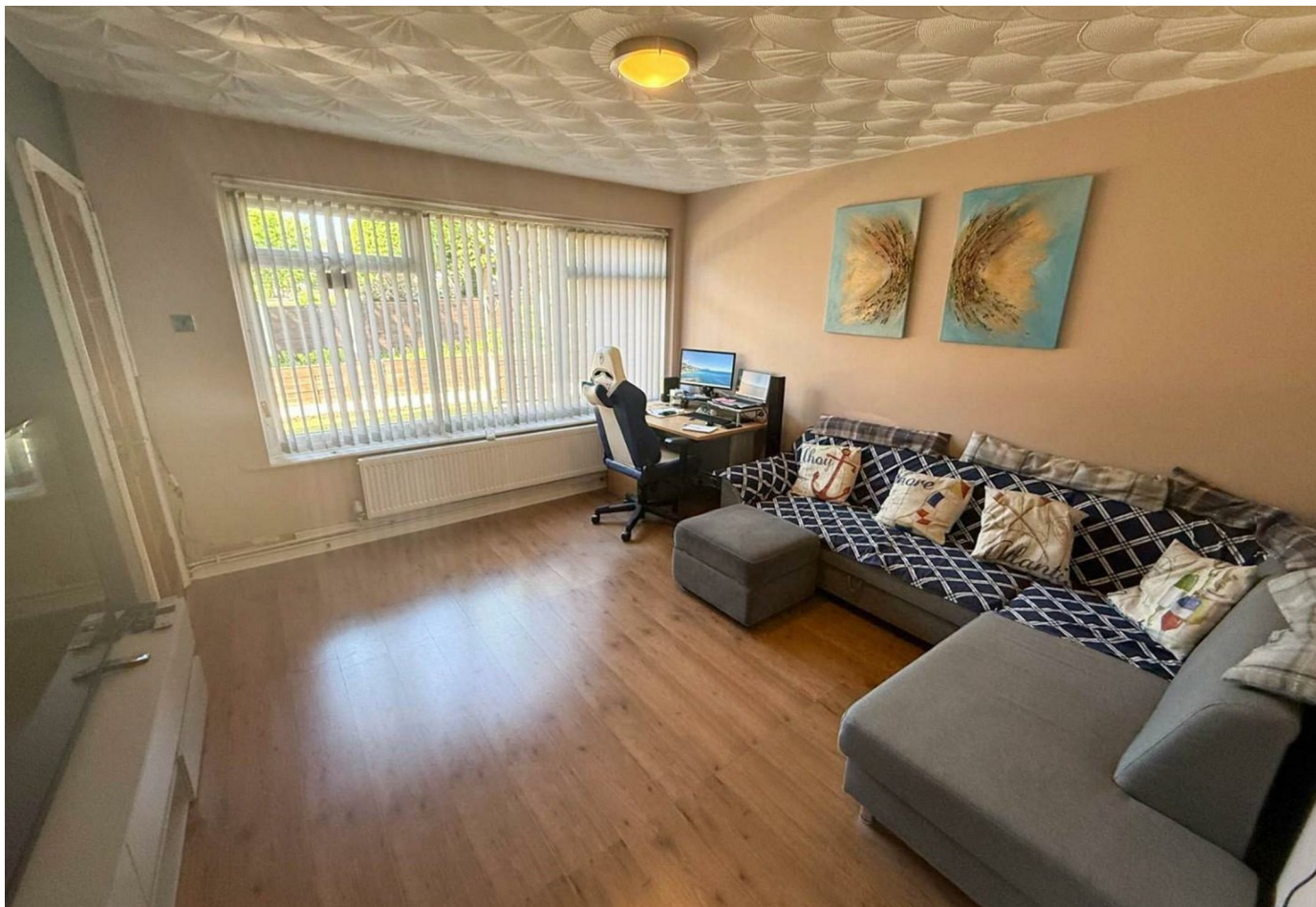
- semi-detached family home
- two double bedrooms
- quiet tucked away location
- within walking distance to Radcliffe Metrolink station providing easy access to Manchester City Centre
- PVC double glazing & GCH system
- spacious lounge
- modern fitted dining kitchen with integrated appliances
- modern family bathroom
- low maintenance patio garden to the rear
- offered for sale with no onward chain, ideally suit FTB, viewing a must!!!

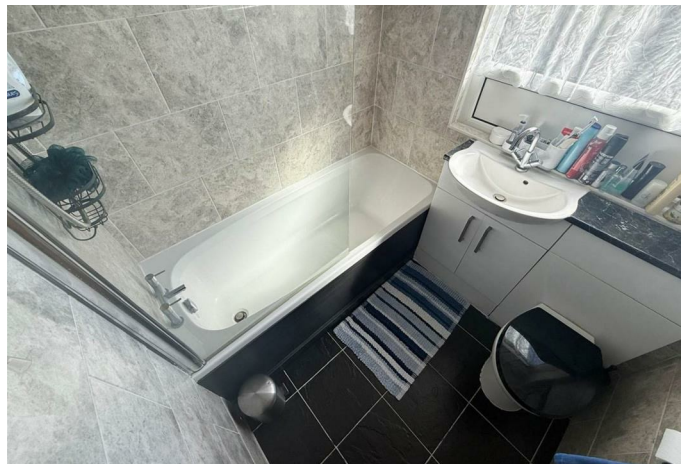
Pearson Ferrier are delighted to market this well-presented two-bedroom semi-detached family home, perfectly positioned in a quiet, tucked-away location within walking distance of Radcliffe Metrolink station—ideal for commuters with easy access to Manchester City Centre.

The property features a spacious lounge, a modern fitted dining kitchen with integrated appliances, and a stylish family bathroom. There are two generously sized double bedrooms, making it perfect for first-time buyers or young families.

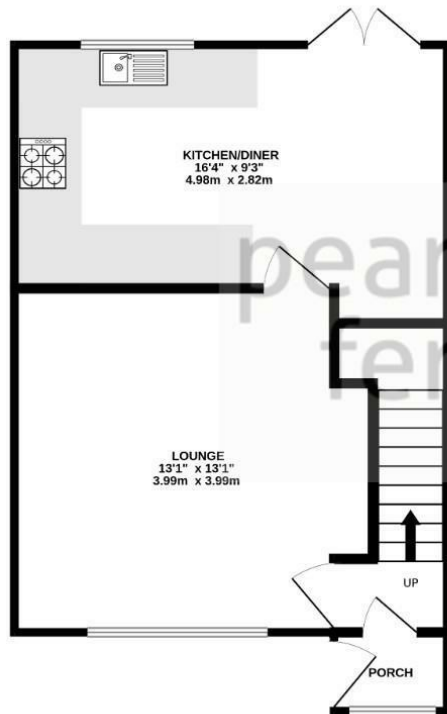
Further benefits include PVC double glazing, a gas central heating system, and a low-maintenance patio garden to the rear—ideal for relaxing or entertaining. With no onward chain, this is a fantastic opportunity to secure a lovely home in a convenient and desirable location.

Viewing is a must to fully appreciate what's on offer!

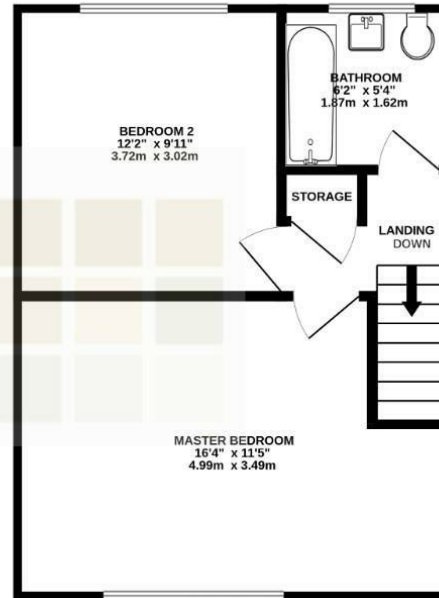




GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 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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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.