

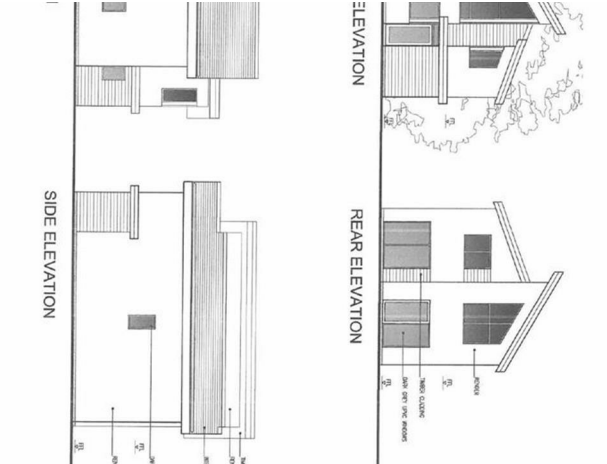
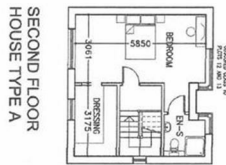
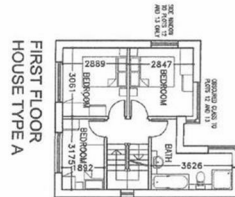
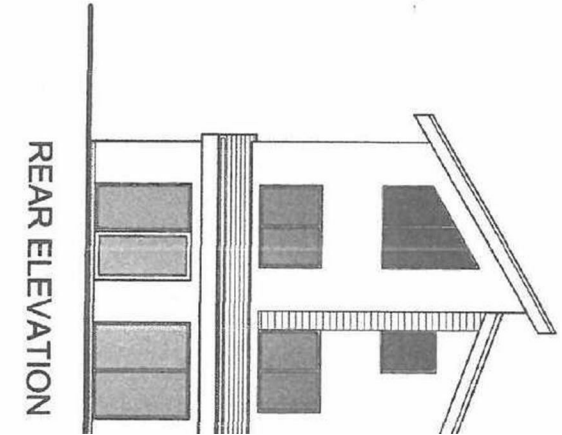
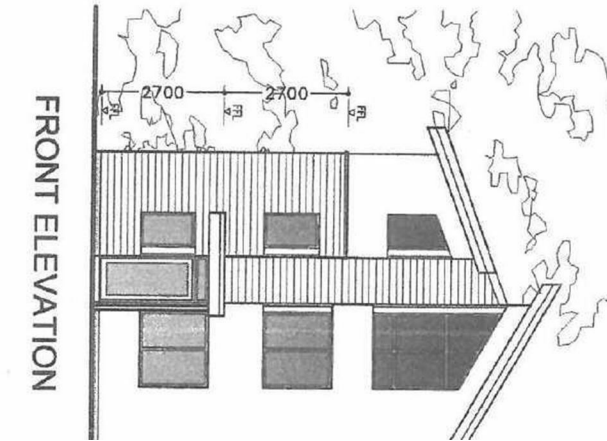
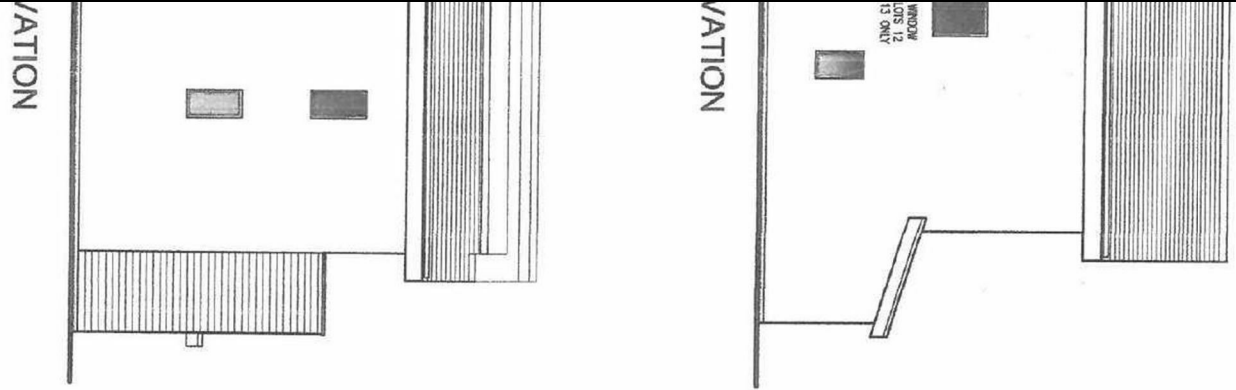


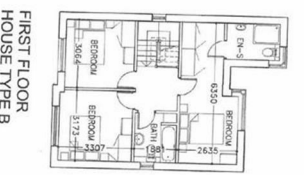
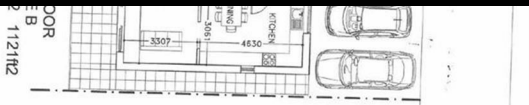
# STATION CLOSE

Property at a glance

- EVER DREAMED OF BUILDING YOUR OWN HOME?
- NOW THAT DREAM CAN BECOME A REALITY!!!
- SELF BUILD PLOTS AVAILABLE
- CUL-DE-SAC LOCATION
- CLOSE BY TO ALL LOCAL AMENITIES
- FOR FURTHER INFORMATION CALL 0161 725 8155

Ever dreamed of building your own home? Now that dream can become a reality!! We have a limited number of self-build plots available. The plots are located at the head of a select cul-de-sac within a sought after residential location yet conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks. For further information or to reserve your plot contact Matthew Fairclough 0161 725 8155 or email your enquiry to: [matthew@pearsonferrier.co.uk](mailto:matthew@pearsonferrier.co.uk)





FIRST FLOOR  
HOUSE TYPE B

DOOR  
B  
1121M2

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*a property for everyone*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			