



pearson
ferrier®



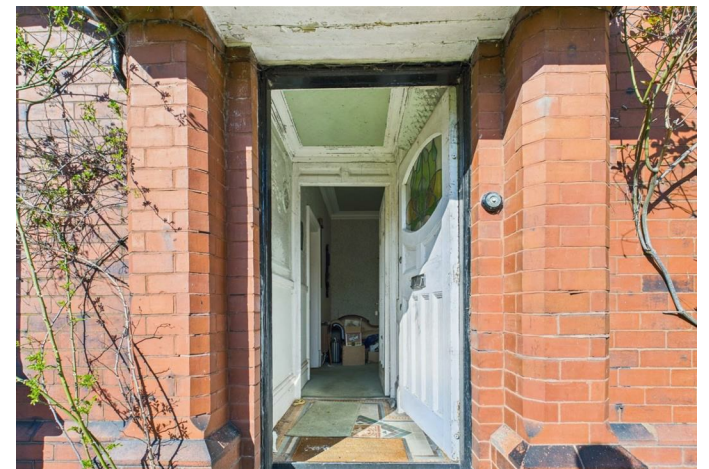
BROOKLAND 25 STARLING ROAD
Radcliffe, M26 4LW
Offers Around £375,000

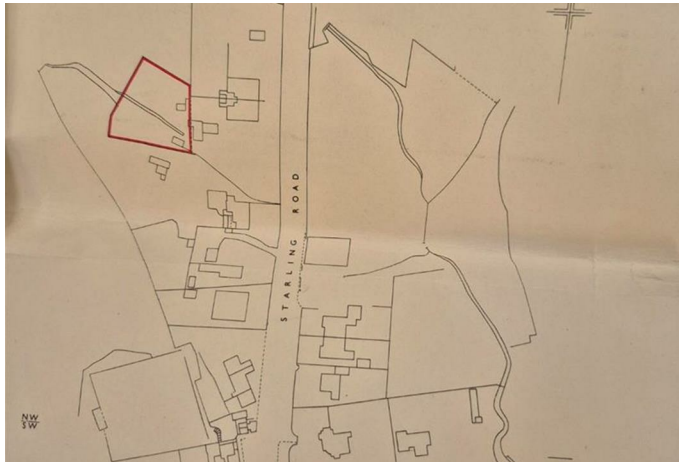
BROOKLAND 25 STARLING ROAD

Property at a glance

- substantial Edwardian semi detached family home
- four bedrooms/2 bathrooms
- set in large gardens and grounds
- private driveway
- requires extensive renovation
- no onward chain

Starling Road, Radcliffe is a substantial, four bedroom, semi detached family home, dating from the Edwardian era, set in large gardens and grounds, in this highly regarded residential area. The property requires extensive renovation throughout and in its current condition is not habitable and will require significant repair works throughout the interior, but due to the setting and grounds offers superb scope to restore this wonderful period property which does still hold some of the original character. The house is approached via a long private driveway leading to a large parking area and detached double garage with adjoining store room. there are gardens to the front and side and extensive rear gardens extending into the adjoining woodland. the accommodation briefly comprises; vestibule entrance, reception hallway with return stairs to the first floor, living room, dining room, study, open plan breakfast kitchen, utility and side porch with guests wc/cloaks, first floor, galleried landing with stained glass side windows, four bedrooms, bathroom and shower room. The main house is a Leasehold Property unexpired term of 999 years, there is an adjoining area of rear garden on a separate Freehold Title/Council Tax band G







Floor 0



Floor 1

Approximate total area[®]

1687.79 ft²

Reduced headroom

0.08 ft²

(1) Excluding balconies and terraces

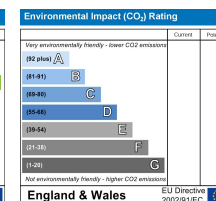
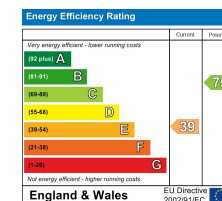
Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Ramsbottom Office
11 Bolton Street, Ramsbottom, BL0 9HU
Telephone: 01706 822630
Fax: #
Email: ramsbottom@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.