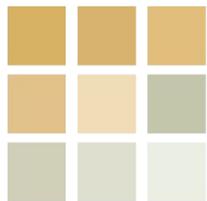




pearson  
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27 STAINTON ROAD  
Manchester, M26 3TP  
Offers In The Region Of £345,000

# 27 STAINTON ROAD

## Property at a glance

- immaculate extended detached family home
- five generous sized bedrooms (main with en-suite shower room)
- tucked away in a small select cul-de-sac
- three reception rooms
- modern fitted kitchen with integrated appliances
- large spacious utility room
- PVC double glazing & GCH system
- modern stylish family bathroom
- driveway providing ample off road parking for three cars leading to the attached single garage
- large rear garden with patio area

Immaculate extended five bedroom detached family home positioned on a small estate of similar style properties yet conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks including Radcliffe met station and the nearby motorway networks providing easy access to and from Manchester City centre & surrounding areas. The property is a real credit to its current owner who has spent a great deal of time, effort and money over recent years preparing her property to this walk in condition standard. Early viewing is highly recommended to avoid any disappointment and features include: PVC double glazing, gas central heating, feature lounge with access to separate dining area, PVC double glazed conservatory, modern fitted kitchen with integrated appliances, large spacious utility room, five generous sized bedrooms (main with en-suite shower room) and a modern stylish family bathroom. Outside - double driveway providing ample off road parking for three cars leading to the attached single garage and a mature lawned garden to the rear with patio area. The accommodation comprises: reception hallway, lounge, dining area, conservatory, kitchen, utility room, first floor landing, five generous sized bedrooms (main with en-suite shower room) and a modern stylish family bathroom. Outside - double driveway providing ample off road parking for three cars leading to the attached single garage and a mature lawned garden to the rear with patio area.

### Additional Information:

Tenure - Freehold

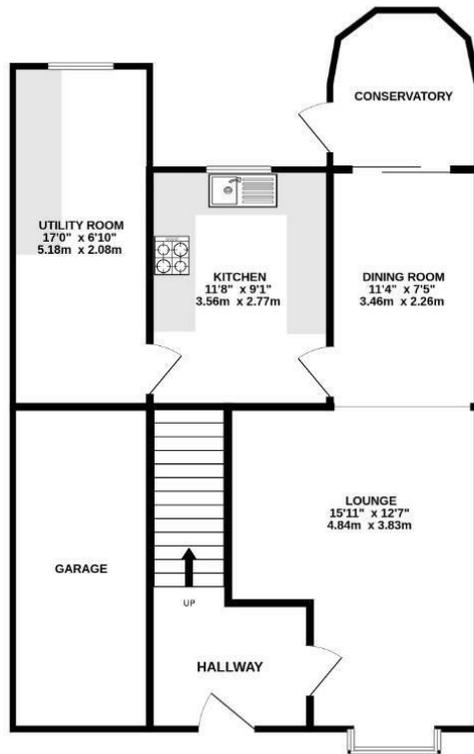
Council Tax band C payable to Bury MBC. Council Tax rates amount for 2023/2024 = £1937.37

EPC Rating: D

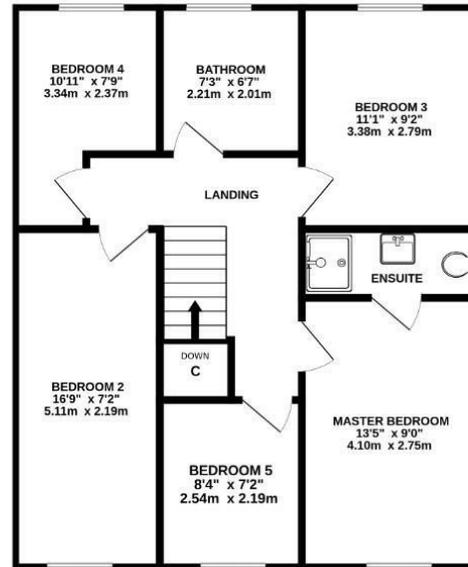




GROUND FLOOR  
751 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR  
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 1406 sq.ft. (130.6 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.  
Made with Metropix 62023

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|---|-------------------------|
| Very energy efficient - lower running costs | Current                 | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 |
| (92 plus) A                                 |                         | (B2 plus) A   |                         |
| (81-91) B                                   |                         | (B1-91) B   |                         |
| (69-80) C                                   |                         | (B1-69) C   |                         |
| (55-68) D                                   |                         | (B1-55) D   |                         |
| (39-54) E                                   |                         | (B1-39) E   |                         |
| (21-38) F                                   |                         | (B1-21) F   |                         |
| (1-20) G                                    |                         | (B1-1) G  |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |

Radcliffe Office  
44 Blackburn Street Radcliffe, Manchester, M26 1NQ  
Telephone: 0161 725 8155  
Fax: #  
Email: radcliffe@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.