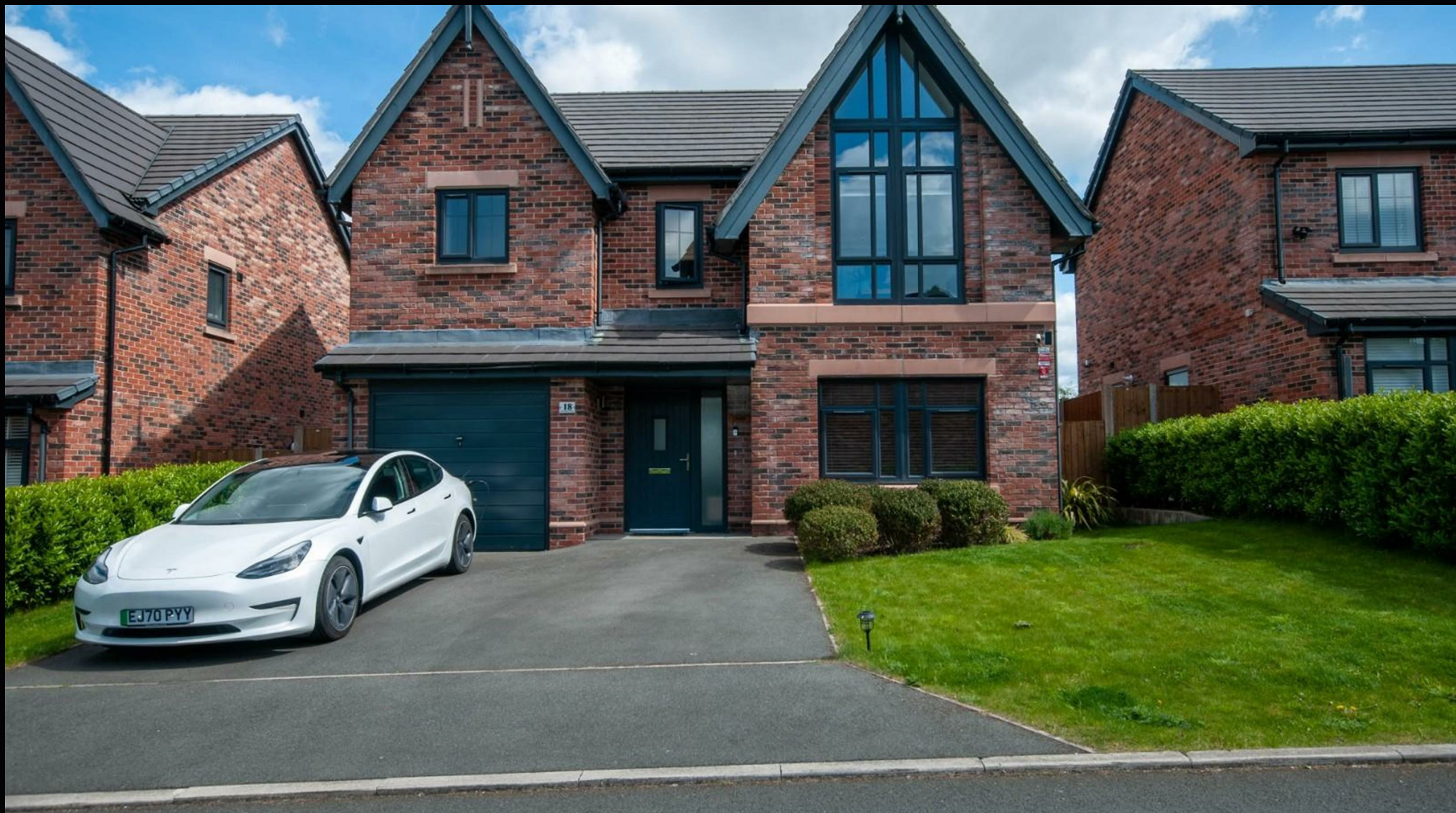




PEARSON FERRIER®
BLACK LABEL

**18, Holcombe Grove
Radcliffe, Manchester
£595,000**

Holcombe Grove Radcliffe, Manchester

Pearson Ferrier Black Label are proud to present 18 Holcombe Grove, Holcombe View. A beautifully appointed detached family offering refined design, generous proportions, and an exceptional standard of modern family living within one of the areas most exclusive semi-rural settings. Holcombe View is an intimate collection of just fourteen individually designed homes, discreetly positioned on a private road with far-reaching views towards Holcombe Hill. The development enjoys a peaceful setting while remaining moments from the vibrant centre of Whitefield, with its excellent amenities, restaurants, and transport links including motorway access and Whitefield Metrolink station, provide swift connections into Manchester City Centre. This elegant home has been thoughtfully designed to maximise light and space throughout. Expansive glazing and vaulted ceilings create a striking sense of openness, with interiors that are both sophisticated and welcoming. A spacious entrance hallway with Amtico flooring leads to the lounge which provides a elegant and tranquil retreat and an open-plan kitchen complete with premium Bosch integrated appliances & bi-folding doors opening onto the rear garden, offering seamless indoor-outdoor living. A stylish guest WC and utility room completes the ground floor. The property also benefits from a single garage with offering excellent potential for conversion into additional living space, home office, or leisure area, subject to the necessary consents. To the first floor are four generously sized bedrooms (master and bedroom two served by sleek en-suites and a luxurious family bathroom. Externally, the home occupies a substantial plot with further potential to extend to the rear subject to planning permission. A private driveway for two vehicles with EV charging point adds both convenience and sustainability.

A rare opportunity to acquire a distinguished home in an exclusive development. Early viewing is highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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	

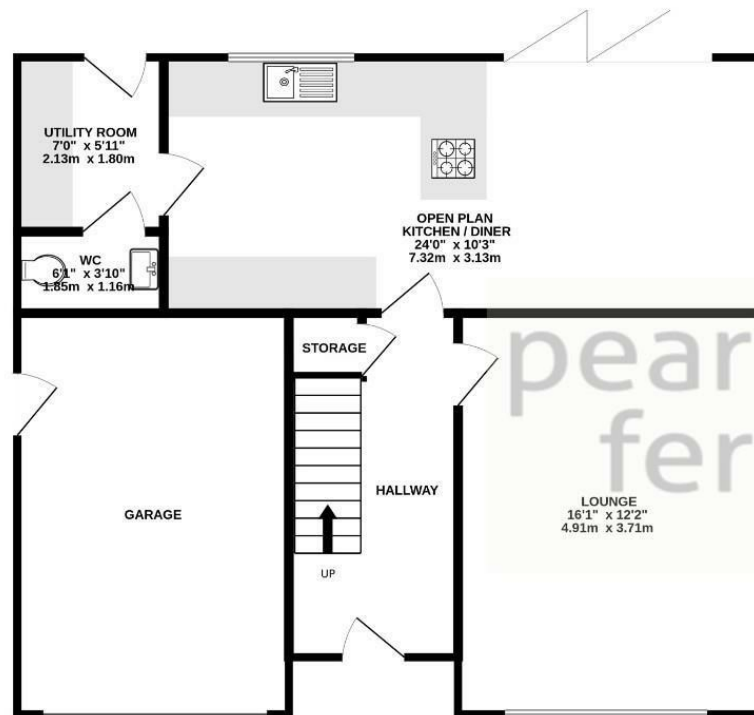




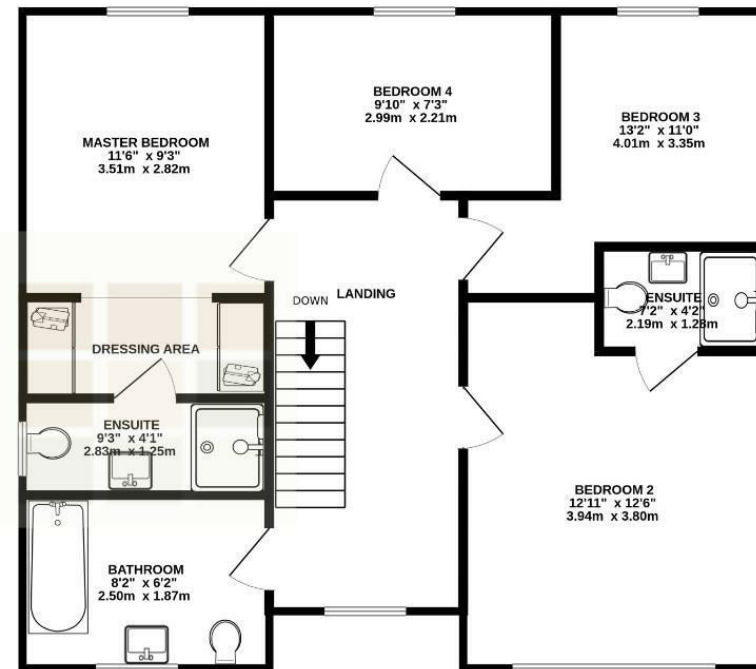




GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR
771 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA : 1545 sq.ft. (143.5 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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