

pearson ferrier®

45 THE PARKLANDS

Manchester, M26 1QB

Offers In The Region Of £260,000

45 THE PARKLANDS

Property at a glance

- imposing semi-detached family home
- three bedrooms (master with fitted wardrobes and an ensuite shower room)
- secure gated development in the heart Stoneclough Village positioned close by to all local amenities including Kearsley Railway Station and nearby motorway networks providing easy access into Manchester City Centre
- double glazed Sash windows & GCH system
- ground floor WC
- spacious lounge with plenty of space for family living
- spacious dining kitchen with integrated appliances providing a practical and sociable space for everyday use
- separate family bathroom
- private allocated parking and pleasant communal gardens
- viewing a must!!

Pearson Ferrier are delighted to bring to the market this imposing three-bedroom semi-detached family home, occupying an attractive position within a secure gated development in the heart of Stoneclough Village.

The property offers well-proportioned accommodation arranged over two floors and would make an excellent home for a family, professional couple or buyer looking for a spacious property in a highly convenient yet tucked-away setting.

Internally, the accommodation includes a welcoming entrance hallway, ground floor guest WC, a generous lounge with plenty of space for family living, and a fitted dining kitchen with integrated appliances providing a practical and sociable space for everyday use. To the first floor are three good-sized bedrooms, with the impressive master bedroom benefiting from fitted wardrobes its own en-suite shower room, together with a separate family bathroom.

Externally, the property forms part of an attractive gated development, creating a greater sense of privacy and security, with pleasant surroundings and parking available within the development.

The location is one of the property's key attractions, positioned in the heart of Stoneclough Village and within easy reach of local shops, amenities and community facilities. Kearsley railway station is also conveniently located nearby, while excellent access to the surrounding motorway network makes the property particularly well placed for commuting into Manchester City Centre, Bolton, Bury and the wider Greater Manchester area.

Early viewing is highly recommended to fully appreciate the accommodation and setting on offer.











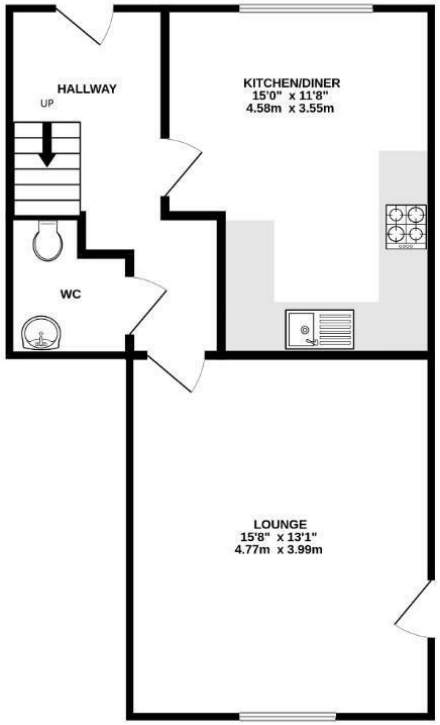

Amica







GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.

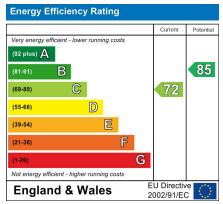


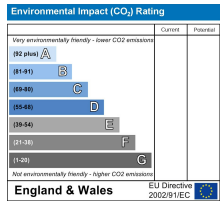
1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 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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