



**50A Clyde Road, Radcliffe
Manchester M26 4PE**

£137,500

Hyde Estates are delighted to offer this unique one bedroomed bungalow for sale. Situated on a quiet cul-de-sac off Turks Road in Radcliffe with excellent public transport links into Bury Town Centre. Benefits off street parking and gardens to the front and rear. Offered with no onward chain.



Accommodation

Briefly comprising; carpeted living room with feature fire surround. Internal hallway with storage cupboard provides access to the kitchen which features a range of wall and base mounted cupboards, free standing electric oven/hob, space for fridge freezer and plumbing for a washing machine. The double bedroom has fitted wardrobes whilst the tiled three piece shower room features an enclosed shower cubicle.

Room Measurements

Living room; 14'4" x 13'11"

Kitchen; 11'10" x 5'3"

Bedroom; 11'2" x 8'4"

Bathroom; 7'1" x 5'9"

Gardens

Paved front path continuing to the rear via gated side access, opening to a patio and lawned back garden with fenced borders. Shed for storage.

Parking

Driveway parking located to the side of adjacent property with gated access to the rear of the property.

Additional Information

Wall mounted electric heaters and uPVC double glazed units throughout.

Tenure

We understand from the Vendor that the property is FREEHOLD

Council Tax

Bury Council. Band A.

Fixtures & Fittings

Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

Viewings

To be arranged via Hyde Estate & Letting Agents 0161 773 4583.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(37-47) F			(37-47) F		
(1-36) G			(1-36) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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