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22 CLOUGHBANK
Radcliffe, M26 1BD
Offers In The Region Of £192,500

22 CLOUGHBANK

Property at a glance

- modern built semi-detached family home
- two generous sized bedrooms (master with ensuite shower room)
- positioned within a small select cul-de-sac
- located in the heart of Stoneclough Village conveniently placed for all local amenities including Kearsley Railway station and nearby motorway networks providing easy access into Manchester City Centre
- PVC double glazing & GCH system
- modern stylish kitchen with integrated appliances
- spacious lounge with sliding patio door providing access out onto the large private rear garden with the added benefit of not being directly overlooked
- driveway providing ample off road parking for two/three vehicles
- offered for sale with vacant possession & no onward chain
- ideally suit FTB, viewing a must!!!!

Pearson Ferrier are delighted to present for sale this modern built semi-detached family home situated at 22 Clough Bank, Stoneclough, Radcliffe, Manchester, M26 1BD.

Positioned within a small, select cul-de-sac in the heart of Stoneclough Village, this attractive property offers convenient access to a wide range of local amenities, including Kearsley Railway Station and nearby motorway networks, providing excellent transport links into Manchester City Centre and beyond.

This well-presented home briefly comprises:

- Two generous sized bedrooms, with the master benefiting from a modern en-suite shower room
- Bright and spacious lounge with sliding patio doors opening onto the large private rear garden, which enjoys a high degree of privacy and is not directly overlooked
- Modern, stylish fitted kitchen complete with integrated appliances
- Contemporary family bathroom and additional en-suite to master
- PVC double glazing throughout and a gas central heating (GCH) system

Externally, the property benefits from a driveway providing ample off-road parking for two to three vehicles, along with a generously sized rear garden ideal for relaxing or entertaining.

Offered for sale with vacant possession and no onward chain, this superb home would ideally suit first-time buyers seeking a ready-to-move-into property in a popular residential location.

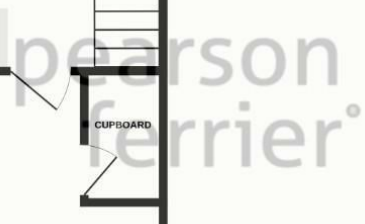
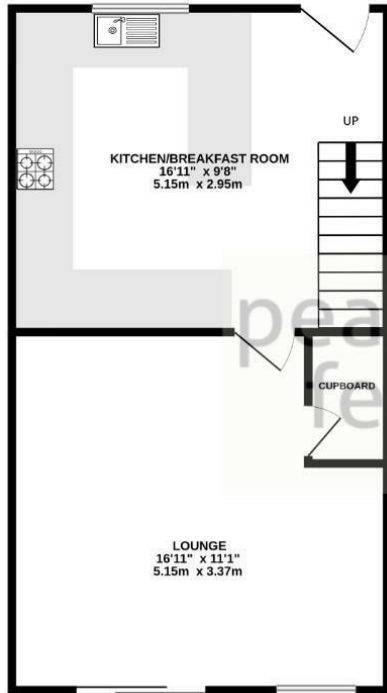
Early viewing is highly recommended to fully appreciate what this lovely home has to offer — viewing is a must!





GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
82 plus	A			82 plus	A		
81-81	B			81-81	B		
79-80	C			80-80	C		
75-78	D			79-79	D		
73-74	E			78-78	E		
69-72	F			71-76	F		
65	G			65	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	70	77	England & Wales		EU Directive 2002/91/EC

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