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40 COUNTESS LANE  
Manchester, M26 3WF  
Offers In The Region Of £300,000

# 40 COUNTESS LANE

## Property at a glance

- unique opportunity to acquire this traditionally built detached true bungalow constructed circa 1932
- two double bedrooms (both fitted)
- PVC double glazing & GCH system
- spacious lounge & separate dining area
- PVC double glazed conservatory
- modern stylish shower room
- scope for further conversion subject to relevant planning consent from Bury MBC
- gated driveway providing off road parking for six cars leading to the detached single garage & private mature lawned gardens to the front and rear
- lawned gardens to the front and rear
- offered for sale with no onward chain, viewing a must!!!

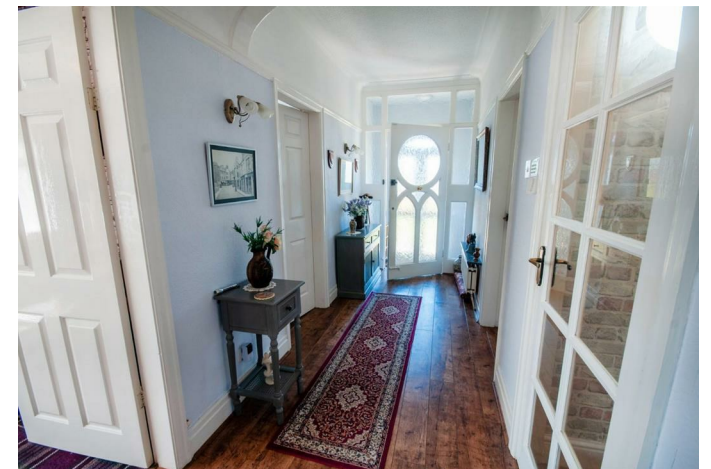
Situated on one of Radcliffe's most sought-after tree-lined roads, this is a unique opportunity to acquire a traditionally built detached true bungalow, originally constructed circa 1932. Occupying a generous plot with mature gardens to both the front and rear, the property offers spacious and versatile accommodation with excellent potential for further development, subject to the relevant planning consent from Bury MBC.

The accommodation briefly comprises an inviting spacious lounge, separate dining area, fitted kitchen, two well-proportioned double bedrooms with fitted furniture, a modern and stylish shower room, together with a PVC double glazed conservatory overlooking the private rear garden. Further benefits include PVC double glazing and a gas central heating system throughout.

Externally, the property is approached via a gated driveway providing ample off-road parking for up to six vehicles, leading to a detached single garage. The mature lawned gardens offer a high degree of privacy, making this an ideal home for those seeking both comfort and future potential.

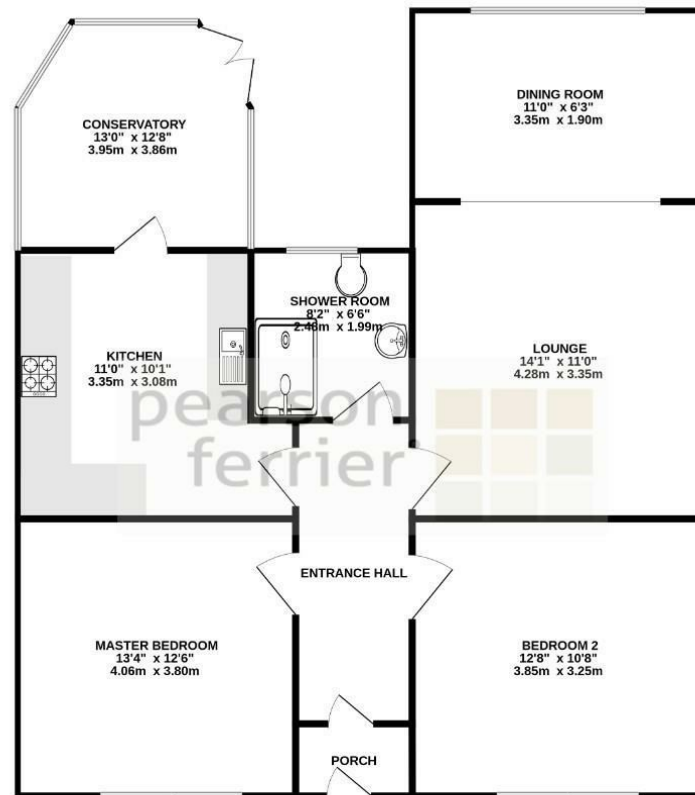
Offered for sale with no onward chain, the property is perfectly positioned close to well-regarded local schools, shops, transport links and nearby motorway networks. Radcliffe Metrolink station is also within walking distance, providing easy access into Manchester City Centre and surrounding areas.

Viewing is an absolute must to fully appreciate the accommodation, location and opportunity on offer.





# GROUND 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 |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| 92 plus                                     | A |                         |           |
| 81-91                                       | B |                         |           |
| 69-80                                       | C |                         |           |
| 55-68                                       | D |                         |           |
| 49-64                                       | E |                         |           |
| 35-48                                       | F |                         |           |
| 1-34                                        | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| 92 plus                                                         | A |                         |           |
| 81-91                                                           | B |                         |           |
| 69-80                                                           | C |                         |           |
| 55-68                                                           | D |                         |           |
| 49-64                                                           | E |                         |           |
| 35-48                                                           | F |                         |           |
| 1-34                                                            | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |

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