

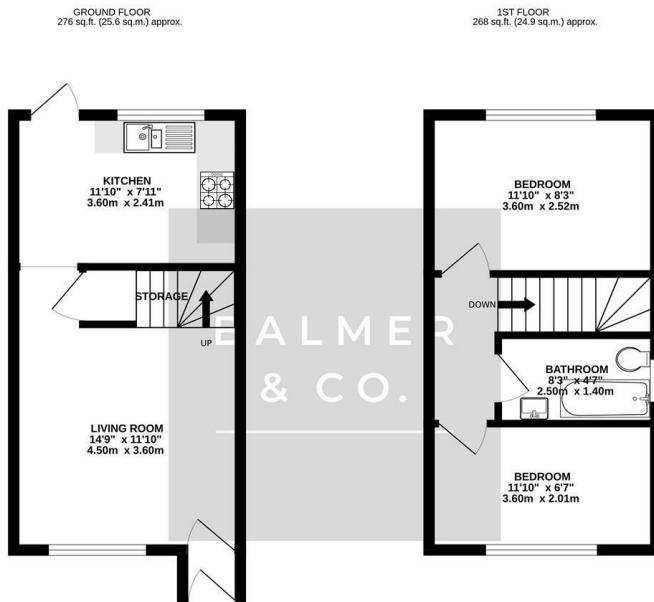
Edenbridge Drive, Radcliffe, M26 1GN

Offers Over £210,000



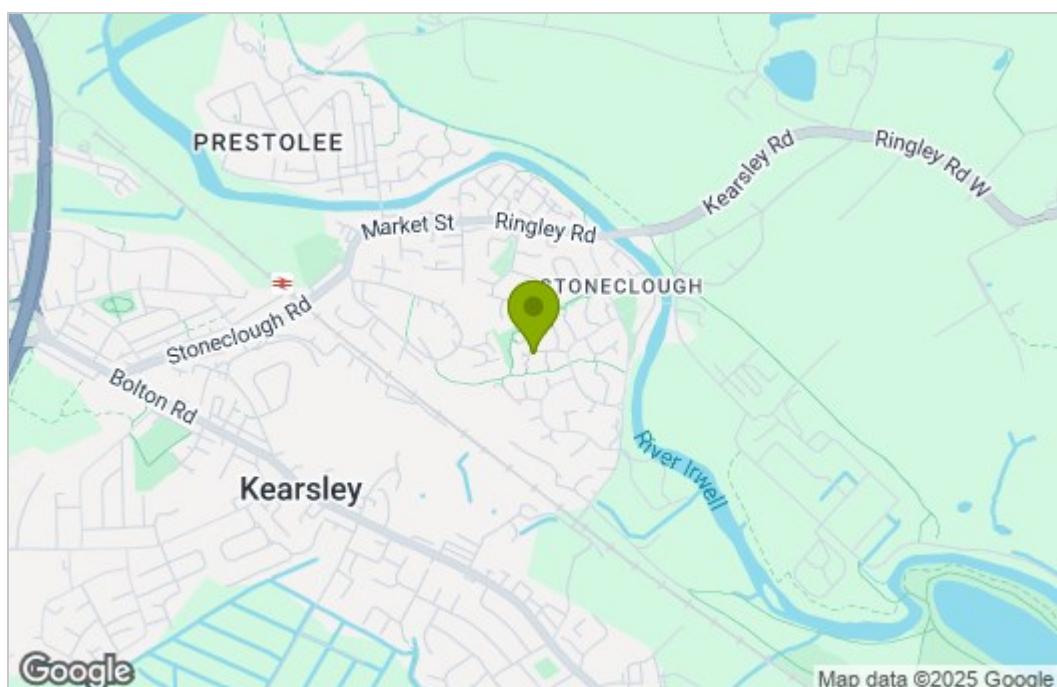
BALMER & CO are delighted to offer FOR SALE this modern two bedroom semi detached property, located on the highly popular Edenbridge Drive in Radcliffe. Well presented throughout it is ready to move into making an ideal first time buy. The ground floor comprising in brief; entrance porch, lounge with open staircase to the first floor and a fitted kitchen/dining room. To the first floor are two bedrooms, both doubles with a modern panelled bathroom suite completing the internal accommodation. Externally, there is off road parking to the front of the property with a good sized enclosed garden to the rear. Early viewings highly recommended, all enquiries welcome.

Floor Plan



TOTAL FLOOR AREA: 543 sq ft. (50.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.
Made with PlanGrid 1205

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			71
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.