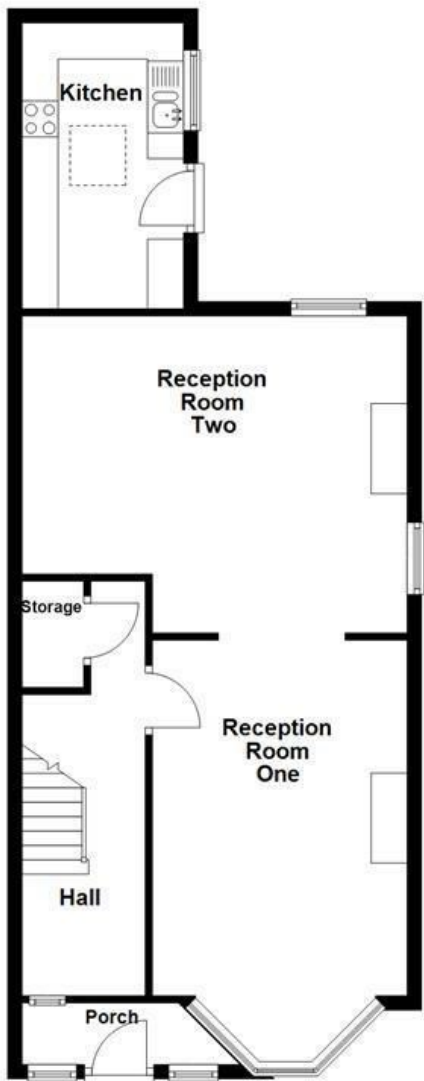
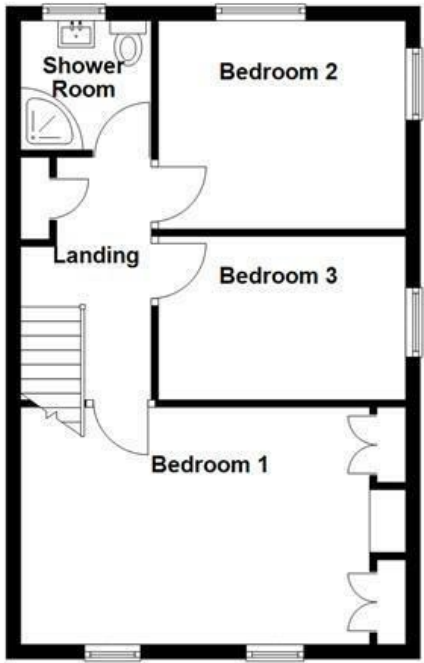


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Ringley Road West, Manchester, M26 1DW

### Offers Over £325,000

#### AN IDYLIC FAMILY HOME WITH EQUESTRIAN FACILITIES

Nestled on Ringley Road West in the charming area of Radcliffe, Manchester, this delightful end-terrace house presents an exceptional opportunity for families and equestrian enthusiasts alike. Boasting three generously sized bedrooms, this property offers ample space for comfortable living. The home features two inviting reception rooms, perfect for relaxation and entertaining, alongside a modern kitchen and a well-appointed bathroom that have been updated to the highest standard.

One of the standout features of this property is the breathtaking, uninterrupted views of the surrounding countryside, providing a serene backdrop for daily life. The additional land included with the property is ideal for horse lovers, complete with two stables, making it a perfect haven for those who wish to keep horses at home. Furthermore, the ample off-road parking ensures convenience for both residents and guests.

This home has been meticulously presented, showcasing modern fixtures and fittings that enhance its appeal. The picturesque setting adds to the charm, making it an ideal family home for anyone seeking space and a connection to nature, all while being close to their beloved horses. This property truly represents a unique blend of comfort, style, and practicality, making it a must-see for potential buyers.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.



# Ringley Road West, Manchester, M26 1DW

## Offers Over £325,000



- Tenure Leasehold
  - Ample Off Road Parking
- Council Tax Band B
  - Ideal Family Home With Land And Equestrian Facilities
  - Enviably Surrounding Countryside Views
- EPC Rating TBC
  - Viewing Essential
  - Modern Fitted Kitchen And Three Piece Shower Room

### Ground Floor

#### Entrance

UPVC double glazed leaded door to porch.

#### Porch

9'1 x 2'10 (2.77m x 0.86m)

Two UPVC double glazed window, wood clad to ceiling, tiled elevation, feature wall light, wood effect tiled flooring and oak single glazed frosted door to hall.

#### Hall

16'2 x 5'7 (4.93m x 1.70m)

Hardwood single glazed frosted window, central heating radiator, coving, meter cupboard, under stairs storage, solid wood floor, oak single glazed door to reception room one and stairs to first floor.

#### Reception Room One

16'7 x 11'7 (5.05m x 3.53m)

UPVC double glazed bay window, central heating radiator, coving, cast iron multi fuel burner with tiled hearth and surround and hardwood mantle, television point and open to reception room two.

#### Reception Room Two

18'6 x 14'6 (5.64m x 4.42m)

Two UPVC double glazed windows, central heating radiator, coving, cast iron multi fuel burner with tiled hearth and surround and solid wood mantle, integrated shelving and open to kitchen.

#### Kitchen

13' x 7'3 (3.96m x 2.21m)

UPVC double glazed window, Velux window, range of gloss wall and base units, wood effect surface, granite splash back, composite one and a half sink and drainer with mixer tap, integrated high rise Bosch electric oven and combi Bosch microwave, four ring Bosch induction hob and extractor hood, integrated fridge freezer, dishwasher and washing machine, under unit lighting, spotlights, hardwood floor and UPVC double glazed door to rear.

### First Floor

#### Landing

10'3 x 6'2 (3.12m x 1.88m)

Coving, Smoke alarm, storage cupboard, doors to three bedrooms and shower room.

#### Bedroom One

18'6 x 10'11 (5.64m x 3.33m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobe and ceiling fan.

#### Bedroom Two

11'3 x 8'11 (3.43m x 2.72m)

Two UPVC double glazed windows, central heating radiator, coving and fitted wardrobe.

#### Bedroom Three

12'6 x 7'3 (3.81m x 2.21m)

UPVC double glazed window, central heating radiator and loft access.

### Shower Room

6'2 x 5'11 (1.88m x 1.80m)

UPVC double glazed frosted window, direct feed rainfall steam corner shower enclosure with rinse head, vanity top wash basin with waterfall mixer tap, dual flush WC, tiled elevation and granite effect vinyl flooring.

### External

#### Rear

Enclosed paved yard with laid to lawn garden, bedding areas, access to grazing field, chicken pens, two stables and gated off road parking.

#### Front

Courtyard.



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