



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	73	
(1-20) G		
Not energy efficient - higher running costs		
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.

Seddon Gardens, Radcliffe, M26 1HX

Offers Over £250,000

SPACIOUS AND MODERN FAMILY HOME ON A QUIET CUL-DE-SAC

Welcome to this charming property located in Seddon Gardens, Stoneclough. This delightful house boasts two reception rooms, three bedrooms, and a well-appointed bathroom, making it an ideal choice for a small family looking for a spacious home.

Situated on a quiet corner plot, this property offers a peaceful and private living environment. The modern decor and appliances add a touch of elegance to the interior, creating a warm and inviting atmosphere for you and your loved ones to enjoy.

One of the standout features of this property is its spacious rear garden, perfect for outdoor gatherings, children's playtime, or simply relaxing in the fresh air. This garden provides a lovely space to unwind and entertain.

Don't miss the opportunity to make this house your home. With its convenient location close to well-regarded primary school, ample living space, and charming features, this property is sure to capture your heart. Contact us today to arrange a viewing and start envisioning your future in this wonderful family home.

Seddon Gardens, Radcliffe, M26 1HX

Offers Over £250,000

 3  1  2  C

- Spacious Detached Property
 - Ideal Family Home With Viewing Essential
 - Three Piece Bathroom Suite
 - EPC Rating C
- Off Road Parking with Detached Garage
 - Two reception Rooms & Three Bedrooms
 - Tenure Freehold
- Beautiful Woodland Views
 - Extensive Rear Garden Space
 - Council Tax Band C

Ground Floor

Entrance Porch

5'11 x 3'9 (1.80m x 1.14m)

UPVC double glazed door, UPVC double glazed frosted windows, laminate flooring and door to reception room.

Reception Room

17'10 x 11'5 (5.44m x 3.48m)

Two UPVC double glazed windows, central heating radiator, inset electric feature fire in a media wall with television point, inset shelving with spotlights, stairs to first floor, laminate flooring and open access to reception room two.

Reception Room Two

11'2 x 9'1 (3.40m x 2.77m)

UPVC double glazed French doors to rear garden, central heating radiator, door to kitchen and laminate flooring.

Kitchen

11'2 x 8'2 (3.40m x 2.49m)

UPVC double glazed window, range of wall and base units, wood effect work top, stainless steel one and a half sink and drainer with mixer tap, oven with four ring induction hob, tiled splash back and extractor hood, plumbed for washing machine, space for fridge freezer, LED spotlights, UPVC double glazed door to rear and vinyl flooring.

First Floor

Landing

8'8 x 5'11 (2.64m x 1.80m)

UPVC double glazed window, doors to three bedrooms and bathroom.

Bedroom One

14' x 9'8 (4.27m x 2.95m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

11'7 x 9'4 (3.53m x 2.84m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8' x 8' (2.44m x 2.44m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

7'10 x 5'5 (2.39m x 1.65m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap, overhead direct feed shower, tiled elevation, LED spotlights and tiled floor.

External

Roof has been fully re done at the start of 2022 that includes all the fascias soffits and gutters.

Rear

Enclosed laid to lawn garden, paving, outdoor lighting composite shed and sheltered composite decked seating area, slate chipped borders and raised beds.

Front

Paved drive with access to detached garage which has a four point locking system, power and LED lighting, gate to side/rear of property and gravel chipped area.

Agents Notes

Hive smart thermostat with remote access, anti snap locks on all external doors, loft is centrally boarded with ladder access, fully insulated with wall cavity insulation.



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