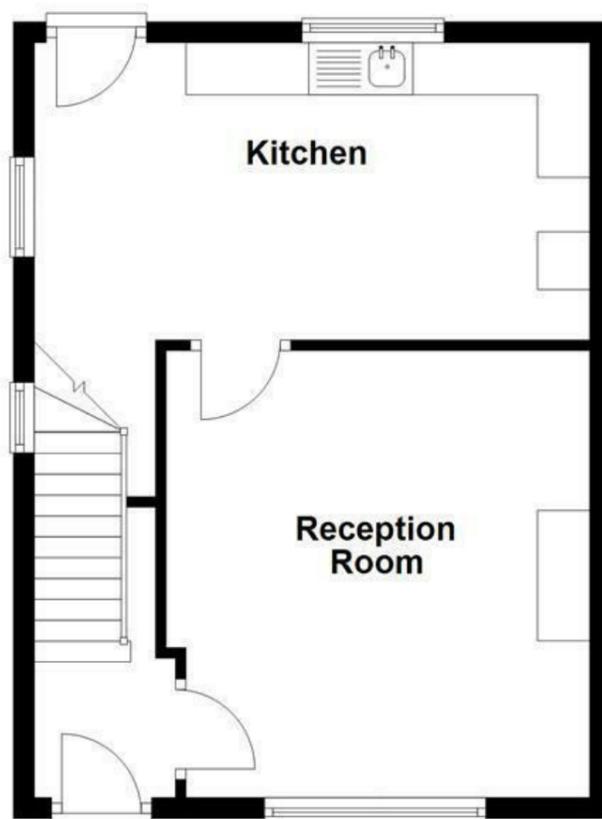


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	83
(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	

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.

Hawthorn Avenue, Radcliffe, M26 1BX

Offers Over £210,000

SPACIOUS THREE BEDROOM SEMI-DETACHED HOME WITH A GENEROUS GARDEN

Welcome to this charming semi-detached house located on Hawthorn Avenue in the heart of Radcliffe, Manchester. This delightful property is perfect for families seeking a comfortable and convenient home.

As you enter, you will find a welcoming reception room that provides a warm atmosphere for relaxation and entertaining. The house boasts three generously sized bedrooms, ensuring ample space for family members or guests. The well-appointed bathroom caters to all your needs, making daily routines a breeze.

One of the standout features of this property is the spacious open-plan kitchen diner. This area is ideal for family meals and gatherings, allowing for a seamless flow between cooking and dining. The generous garden at the rear offers a wonderful outdoor space for children to play, gardening enthusiasts, or simply enjoying the fresh air.

Off-road parking is available, providing convenience and peace of mind for you and your family. The location is particularly advantageous, as it is close to a variety of amenities, schools, and commuter routes, making daily life easier and more enjoyable.

In summary, this semi-detached house on Hawthorn Avenue is a fantastic opportunity for families looking for a comfortable home in a convenient location. With its spacious interiors, generous garden, and proximity to

Hawthorn Avenue, Radcliffe, M26 1BX

Offers Over £210,000



- Semi Detached Property
- Fitted Kitchen
- Off Road Parking
- EPC Rating: C
- Three Bedrooms
- Modern Three Piece Bathroom
- Tenure; Freehold
- Spacious Reception Room
- Generous Gardens Front And Rear
- Council Tax Band; A

Ground Floor

Hall

4'5 x 4'5 (1.35m x 1.35m)

Composite double glazed frosted entrance door, central heating radiator, stairs to first floor and door to reception room.

Reception Room

14'1 x 13'4 (4.29m x 4.06m)

UPVC double glazed window, central heating radiator, coving, wall mounted electric fires, TV point and door to kitchen.

Kitchen

17'6 x 9'4 (5.33m x 2.84m)

Two UPVC double glazed windows, central heating radiator, coving, wall and base units, laminate worktops, space for freestanding cooker, tiled splash back, stainless steel sink with draining board and mixer tap, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, wall mounted Worcester boiler, extractor fan, strip lighting, tiled flooring, open to under stairs storage with UPVC double glazed window and space for dryer and UPVC double glazed door to rear.

First Floor

Landing

UPVC double glazed window, central heating radiator, loft access, smoke alarm and doors to three bedrooms and bathroom.

Bedroom One

12'9 x 8'10 (3.89m x 2.69m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'5 x 10'2 (3.48m x 3.10m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'5 x 8'6 (2.87m x 2.59m)

UPVC double glazed window and central heating radiator.

Bathroom

7'10 x 5'9 (2.39m x 1.75m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed rainfall shower and rinse head over, extractor fan, storage, tiled elevation and wood effect flooring.

External

Front

Laid to lawn garden, bedding areas and paved drive.

Rear

Laid to lawn garden, Indian paved patio and bedding areas.



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