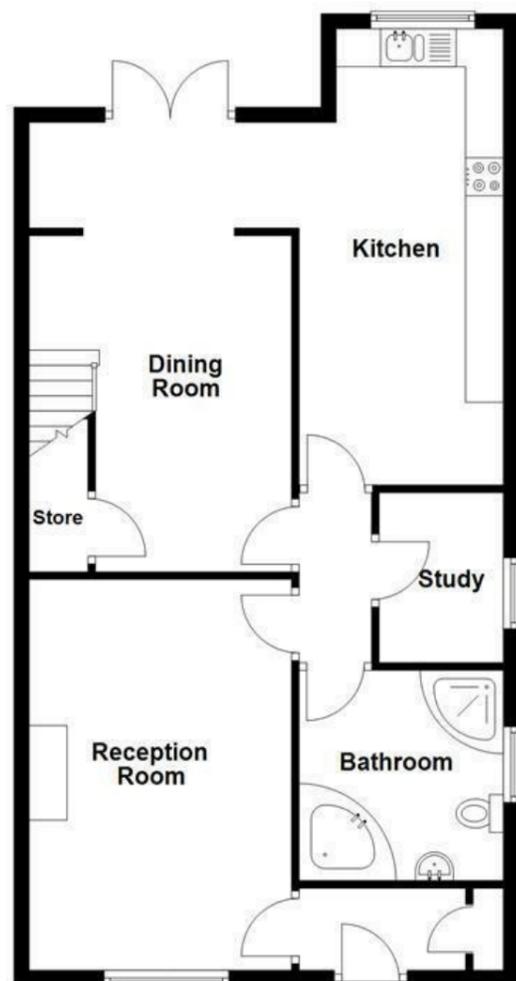


Ground Floor



First Floor



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

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 Lane, Radcliffe, M26 1HZ

### £315,000

AN UNMISSABLE THREE BED SEMI DETACHED PROPERTY IN RADCLIFFE

Nestled on Seddon Lane in the charming town of Radcliffe, Manchester, this delightful house offers a perfect blend of comfort and modern living. The property boasts a large garden to the rear, providing an ideal space for outdoor activities, gardening, or simply enjoying the fresh air.

As you step inside, you will be greeted by a spacious and very well-presented interior. The large open plan kitchen and dining area is a standout feature, perfect for entertaining guests or enjoying family meals. This inviting space is designed to be both functional and stylish, making it the heart of the home.

Additionally, the property includes parking for two cars, ensuring convenience for you and your visitors. With its appealing features and prime location, this house is an excellent opportunity for those seeking a comfortable and welcoming home in Radcliffe. Don't miss the chance to make this lovely property your own.

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# Seddon Lane, Radcliffe, M26 1HZ

£315,000



- Exceptional Semi Detached Property
- Open Plan Dining Room & Kitchen
- Off Road Parking & Garage
- EPC Rating TBC
- Three Bedrooms
- Four Piece Bathroom
- Spacious Reception Room
- Enclosed Rear Garden
- Council Tax Band C

## Ground Floor

### Entrance Vestibule

8'10 x 3'7 (2.69m x 1.09m)

Composite front entrance door, central heating radiator, cupboard housing the boiler, coving, wood effect flooring and door to the reception room.

### Reception Room

16'11 x 11'4 (5.16m x 3.45m)

UPVC double glazed window, central heating radiator, gas fire with marble surround, coving and wood effect flooring.

### Bathroom

9'1 x 8'6 (2.77m x 2.59m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, corner bath, direct feed shower unit, extractor fan and wood effect flooring.

### Study

6'2 x 5'5 (1.88m x 1.65m)

UPVC double glazed frosted window, central heating radiator, coving and wood effect flooring.

### Kitchen

21'6 x 18'8 (6.55m x 5.69m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with wood effect surfaces and tiled splashbacks, composite inset sink with drainer and mixer tap, space for gas cooker, plumbing for washing machine and dishwasher, space for fridge freezer, spotlights and wood effect flooring.

### Dining Room

19'6 x 8'8 (5.94m x 2.64m)

Two UPVC double glazed windows, central heating radiator, fitted storage, coving, wood effect flooring, stairs to the first floor and UPVC double glazed French doors to the rear.

## First Floor

### Landing

11'5 x 2'11 (3.48m x 0.89m)

Smoke alarm and doors to three bedrooms.

### Bedroom One

UPVC double glazed window, central heating radiator, television point and fitted storage.

### Bedroom Two

12'8 x 7'10 (3.86m x 2.39m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

11'5 x 9'7 (3.48m x 2.92m)

UPVC double glazed window, central heating radiator, alcove storage and wood effect flooring.

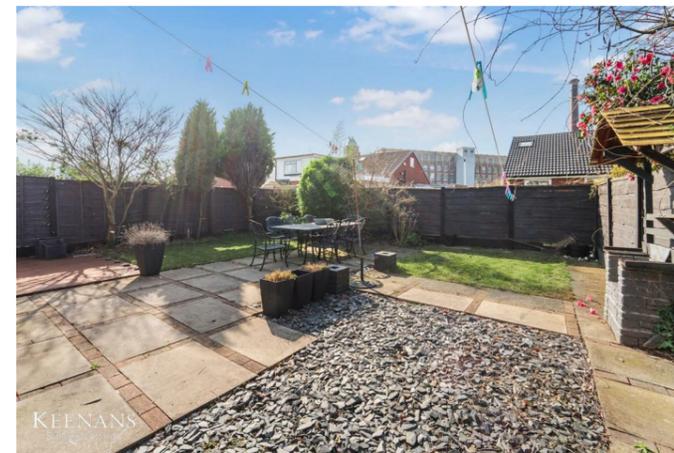
## External

## Front

Driveway providing off road parking and access to the garage.

## Rear

Enclosed laid to lawn garden with stone paving and decking.



Tel: 01617510340

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