



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Park Avenue, Manchester, M26 2GR

Offers Over £380,000

Nestled on the charming Park Avenue in Radcliffe, Manchester, this stunning modern bungalow offers a perfect blend of comfort and contemporary living. With three well-appointed bedrooms, this property is ideal for families or those seeking a peaceful retreat.

As you enter, you are welcomed into a spacious reception room that exudes warmth and style, providing an inviting space for relaxation and entertaining. The sun room, bathed in natural light, offers a delightful spot to enjoy your morning coffee or unwind with a good book. The dining room is perfect for hosting family meals, while the modern kitchen is equipped with all the essentials for culinary enthusiasts.

This bungalow also features a convenient utility room and a well-designed WC, ensuring practicality for everyday living. The modern bathroom is tastefully finished, providing a serene space for relaxation.

One of the standout features of this property is the fully electrified summer house located in the back garden, which presents an excellent opportunity for a home office, studio, or simply a tranquil space to enjoy the outdoors. Additionally, the property is equipped with a CCTV alarm system, offering peace of mind and security.

With its desirable location and impressive amenities, this bungalow on Park Avenue is a rare find. It presents an exceptional opportunity for those looking to embrace a modern lifestyle in a welcoming community. Do not miss the chance to make this beautiful property your new home.

Park Avenue, Manchester, M26 2GR

Offers Over £380,000

3 1 3 C

- Three Bedroom Detached Bungalow
 - Modern Fitted Kitchen And Utility Room
 - Off Road Parking
 - Tenure - Leasehold
- Spacious Reception Room And Dining Room
 - Fully Electrified Summer House
 - EPC Rating - C
- Large Rear Sun Room
 - CCTV Alarm System
 - Council Tax Band - D

Ground Floor

Hall

8'4 x 6'7 (2.54m x 2.01m)

Doors leading to Kitchen, WC and reception room.

WC

6 x 2'9 (1.83m x 0.84m)

UPVC double glazed window, central heating radiator, two piece suite comprising of a dual flush WC and a pedestal wash basin with mixer tap.

Kitchen

11'6 x 9'5 (3.51m x 2.87m)

UPVC double glazed window, central heating radiator, high gloss wall and base units with laminate surfaces, tiled splashbacks, double sink with mixer tap, freestanding oven with gas hob and extractor hood, space for fridge freezer, door leading to dining room.

Dining Room

11'1 x 8 (3.38m x 2.44m)

UPVC double glazed window, central heating radiator, door to utility room.

Utility Room

8 x 5 (2.44m x 1.52m)

UPVC double glazed window, plumbing for washing machine.

Reception Room

19'1 x 12'4 (5.82m x 3.76m)

UPVC double glazed window, central heating radiator, electric fire, ceiling fan, UPVC double glazed sliding doors to sunroom, door to inner hallway.

Inner Hallway

9'5 x 2'7 (2.87m x 0.79m)

Doors leading to three bedrooms, bathroom and storage.

Bedroom One

12'8 x 10'4 (3.86m x 3.15m)

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

Bedroom Two

9'5 x 9'2 (2.87m x 2.79m)

UPVC double glazed window, central heating radiator.

Bedroom Three

9'6 x 9'2 (2.90m x 2.79m)

UPVC double glazed window, central heating radiator.

Bathroom

10'4 x 6'4 (3.15m x 1.93m)

UPVC double glazed window, heated towel rail, three piece suite comprising of a dual flush WC, a vanity top wash basin with mixer tap and a walk in direct feed shower, illuminated mirror, extractor fan, tiled elevations, spotlights and tiled effect flooring.

Sun Room

21'4 x 13'7 (6.50m x 4.14m)

UPVC double glazed surrounding windows, central heating radiator, spotlights, laminate flooring, UPVC double glazed bi-fold doors to rear.

External

Front

Driveway, laid to lawn garden.

Rear

Laid to lawn garden, bedding areas, paved patio area, summer house.

Summer House

19'2 x 9'3 (5.84m x 2.82m)

UPVC double glazed window, central heating radiator, spotlights, electrics and heating.



Tel: 01617510340

www.keenans-estateagents.co.uk