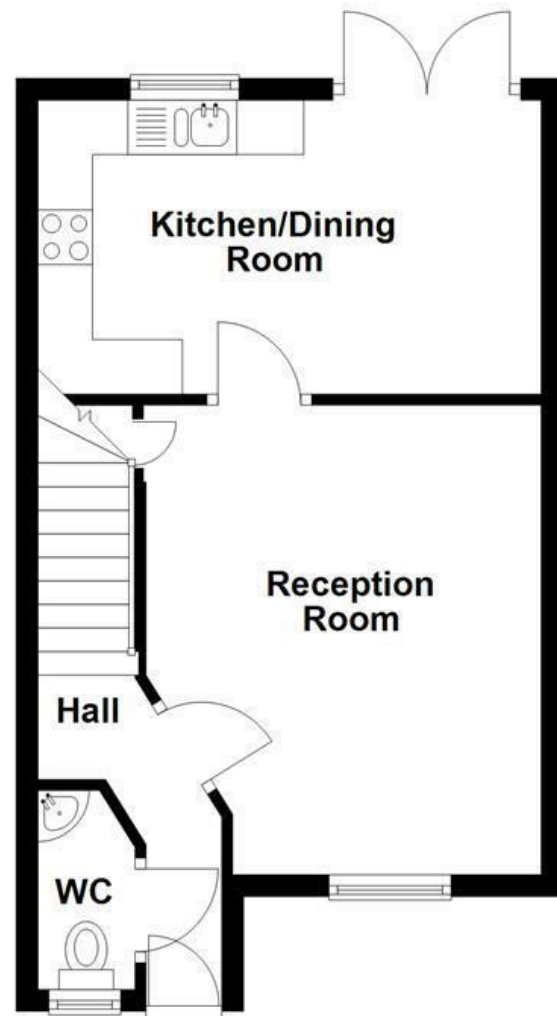
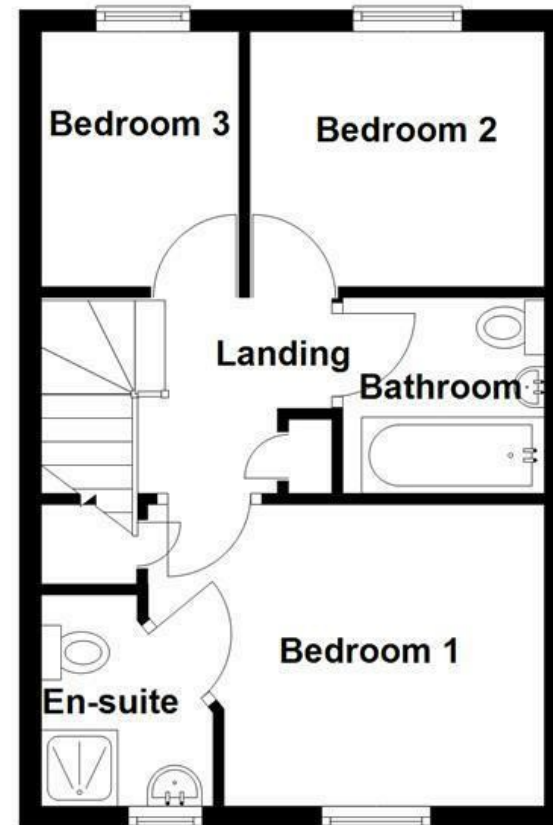


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B	83	
(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.

Halls Close, Radcliffe, M26 2AG

Offers Over £250,000

AN EXCEPTIONAL SEMI DETACHED FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space and flowing internally with character and charm, this exceptional three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Radcliffe within a popular estate. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Manchester, Bolton and major motorway links. With stylish interiors, two bathrooms, open plan kitchen diner, double driveway and three generously sized bedrooms, this is the perfect family home for any growing family ready to move straight into! Boasting spacious rooms, beautifully presented gardens and having been a credit to the current owner, this property is the perfect family home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, WC and houses a staircase to the first floor. The reception room leads on to an open plan kitchen diner. The kitchen diner boasts modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden to the rear with artificial lawn, paving, bedding, decking and stone and wood chip areas. To the front there is a double driveway.

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

Halls Close, Radcliffe, M26 2AG

Offers Over £250,000

 3  2  1  B

- Semi Detached Property
 - Contemporary Fitted Kitchen With Appliances
 - Off Road Parking
 - EPC Rating: B
- Three Bedrooms
 - Spacious Reception Room
 - Tenure: Leasehold
- Two Bathrooms
 - Enclosed Rear Garden
 - Council Tax Band: C

Ground Floor

Hall

9'1 x 7'8 (2.77m x 2.34m)
Composite double glazed frosted entrance door, central heating radiator, smoke alarm, stairs to first floor and doors to WC and reception room.

WC

5'3 x 3' (1.60m x 0.91m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap and tile effect vinyl flooring.

Reception Room

14'2 x 11'11 (4.32m x 3.63m)
UPVC double glazed window, central heating radiator, TV point, under stairs storage and door to kitchen/dining room.

Kitchen/Dining Room

15'2 x 8'10 (4.62m x 2.69m)
UPVC double glazed window, central heating radiator, gloss wall and base units, granite effect worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated electric oven, four burner gas hob, extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, tile effect vinyl flooring and UPVC double glazed French doors to rear.

First Floor

Landing

8'11 x 5'11 (2.72m x 1.80m)
Loft access, storage cupboard and doors to three bedrooms and bathroom.

Bedroom One

11'11 x 9'4 (3.63m x 2.84m)
UPVC double glazed window, central heating radiator, over stairs storage and door to en suite.

En Suite

6'4 x 5'4 (1.93m x 1.63m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed shower in enclosure, extractor fan, tiled elevation and wood effect lino flooring.

Bedroom Two

9'1 x 7'8 (2.77m x 2.34m)
UPVC double glazed window and central heating radiator.

Bedroom Three

7'8 x 5'11 (2.34m x 1.80m)
UPVC double glazed window and central heating radiator.

Bathroom

6'1 x 5'11 (1.85m x 1.80m)
Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with traditional taps, extractor fan, tiled elevation and tile effect lino flooring.

External

Front

Double driveway.

Rear

Enclosed garden, decking, stone chips, wood chips, artificial lawn and paving.



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