



Marsden Walk, Manchester, M26 3RH

Offers Over £180,000

AN OUTSTANDING END TERRACED PROPERTY

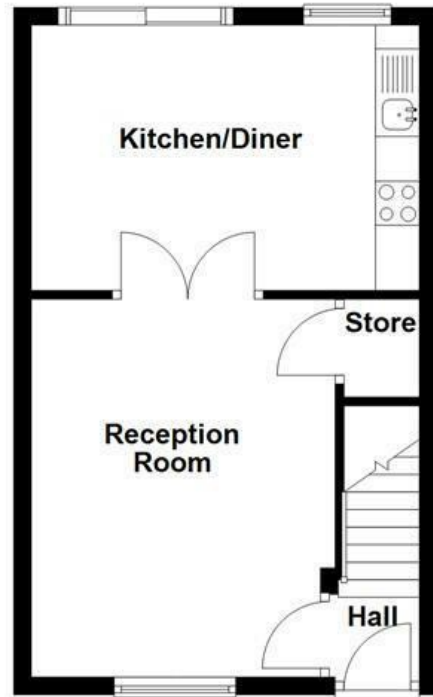
Welcome to this charming two-bedroom house located on Marsden Walk in the desirable area of Radcliffe, Manchester. This spacious home offers a perfect blend of comfort and practicality, making it an ideal choice for families or professionals seeking a serene living environment.

As you enter, you are greeted by a large reception room that provides ample space for relaxation and entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. Adjacent to the reception area is a generously sized kitchen, perfect for those who enjoy cooking and dining at home. The kitchen offers plenty of storage and workspace, making it a delightful hub for culinary creativity.

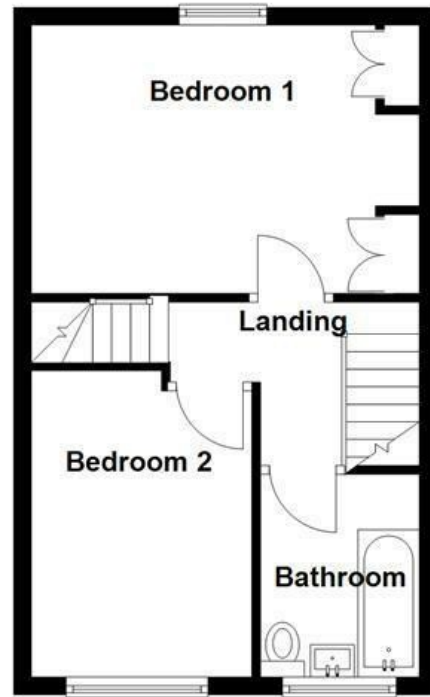
One of the standout features of this property is the loft conversion, which adds valuable extra space that can be utilised as a home office, playroom, or additional bedroom, depending on your needs. This versatility enhances the overall appeal of the home, allowing you to tailor the space to suit your lifestyle.

For those with vehicles, the property boasts off-road parking, providing convenience and peace of mind. The location on Marsden Walk is also a significant advantage, as it offers easy

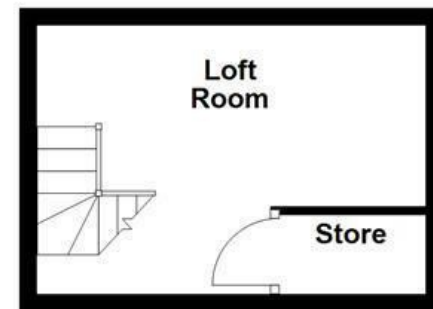
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	81

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.

Marsden Walk, Manchester, M26 3RH

Offers Over £180,000

 2  1  1  D

- An Exceptional End Terraced Property
- Modern Fixtures And Fittings
- Off Road Parking
- Tenure Freehold
- Two Bedrooms
- Beautifully Presented
- Council Tax Band A
- Loft Conversion
- Gardens To The Front And The Rear
- EPC Rating D

Ground Floor

Entrance Hall

3'11 x 3'1 (1.19m x 0.94m)

Reception Room

14'2 x 10'10 (4.32m x 3.30m)

Kitchen

13'9 x 11'9 (4.19m x 3.58m)

First Floor

Bedroom One

13'9 x 10 (4.19m x 3.05m)

Bedroom Two

11'5 x 8'4 (3.48m x 2.54m)

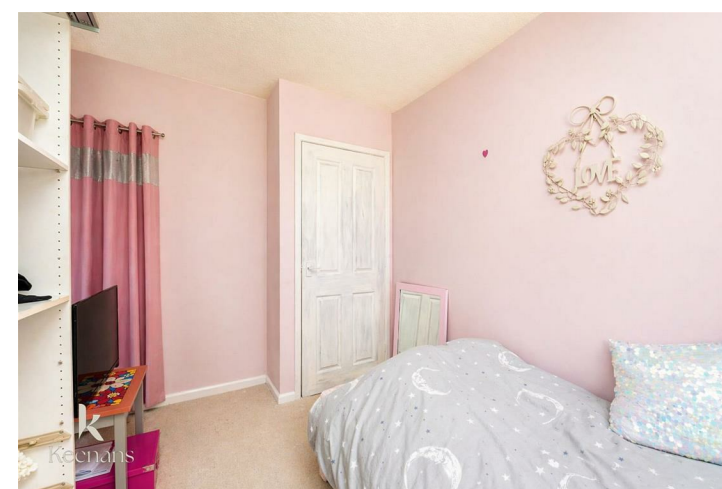
Bathroom

7'7 x 5'11 (2.31m x 1.80m)

Second Floor

Loft Room

14'6 x 10 (4.42m x 3.05m)



Tel: 01617510340

www.keenans-estateagents.co.uk