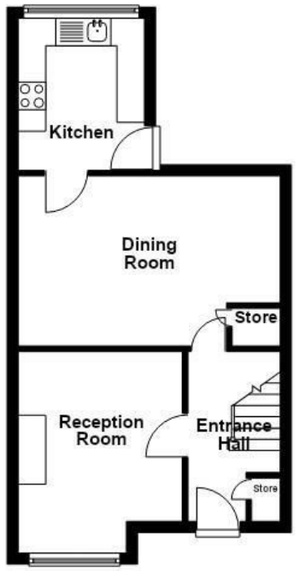
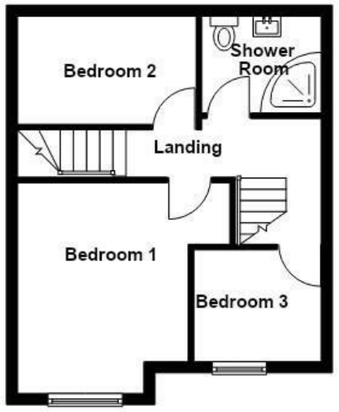
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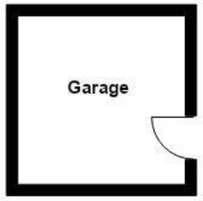
Ground Floor



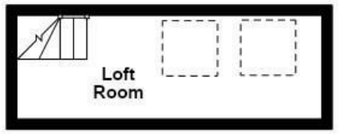
First Floor



External



Second Floor

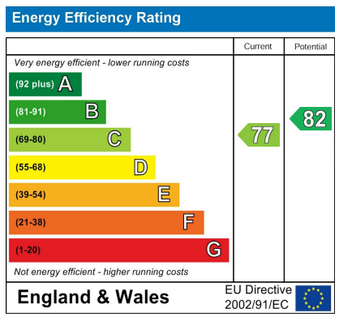












Cranbrook Street, Manchester, M26 2XP

£199,950

Nestled on Cranbrook Street in the charming town of Radcliffe, Manchester, this delightful three-bedroom home offers a perfect blend of comfort and modern living. As you step inside, you are greeted by a warm and inviting atmosphere, highlighted by a cosy reception room that provides an ideal space for relaxation and family gatherings.

The heart of the home is undoubtedly the modern kitchen, which boasts contemporary fittings and ample storage, making it a joy for any home cook. Adjacent to the kitchen is a spacious dining area, perfect for entertaining guests or enjoying family meals together.

One of the standout features of this property is the large rear garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air on sunny days. This garden is a rare find in urban settings and adds significant value to the home.

With three well-proportioned bedrooms, this house is perfect for families or those looking for extra space. Each room is designed to provide comfort and privacy, ensuring a restful retreat at the end of the day.

Located in Radcliffe, you will benefit from a friendly community atmosphere while still being within easy reach of Manchester's vibrant city life. This property is an excellent opportunity for anyone seeking a modern home with a lovely garden in a convenient location. Don't miss the chance to make this charming house your new home.

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.

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www.keenans-estateagents.co.uk

Cranbrook Street, Manchester, M26 2XP

£199,950

3 | 1 | 2 | C

- Charming Three-Bedroom Home
- Three Well-Proportioned Bedrooms
- On Street Parking
- Tenure - Leasehold
- Modern Fitted Kitchen
- Large Rear Garden
- EPC Rating - C
- Spacious Dining Area
- Bright And Welcoming Living Space
- Council Tax Band - A

Ground Floor

Entrance
UPVC double glazed door to entrance hall.

Entrance Hall
10'1 x 5'8 (3.07m x 1.73m)

Spotlights, meter cupboard, doors leading to reception room and dining room.

Reception Room
10'1 x 9'9 (3.07m x 2.97m)

UPVC double glazed window, central heating radiator, cast iron multifuel burning stove with brick surround and wooden mantle, spotlights.

Dining Room
15'7 x 10'1 (4.75m x 3.07m)

UPVC double glazed window, central heating radiator, spotlights, lino flooring, door leading to kitchen.

Kitchen
9'1 x 7'6 (2.77m x 2.29m)

UPVC double glazed window, high gloss and wall units with laminate surfaces, tiled splashbacks, stainless steel sink and drainer with mixer tap, AGA Range cooker and gas hob burner, stainless steel extractor hood, spotlights, plumbing for washing machine, lino flooring, UPVC double glazed door to rear.

First Floor

Landing
17 x 6'8 (5.18m x 2.03m)

Doors leading to three bedrooms and bathroom.

Shower Room
6'4 x 5'9 (1.93m x 1.75m)

UPVC double glazed window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed walk in shower, PVC elevations, spotlights, lino flooring.

Bedroom One
12'7 x 11'9 (3.84m x 3.58m)

UPVC double glazed window, central heating radiator.

Bedroom Two
9'1 x 6'8 (2.77m x 2.03m)

UPVC double glazed window, central heating radiator.

Bedroom Three
7'7 x 6'8 (2.31m x 2.03m)

UPVC double glazed window, central heating radiator, combi boiler.

Second Floor

Loft Room
8'8 x 6'1 (2.64m x 1.85m)

Velux window, central heating radiator, storage.

External

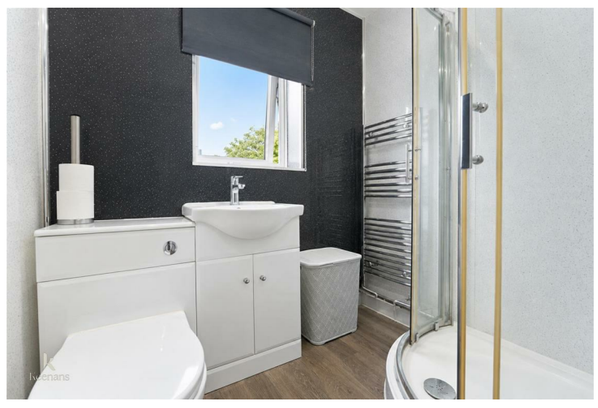
Front
Paved patio area, stone chip bedding, canopy with outdoor lighting and electrical sockets.

Rear
Paved patio area, laid to lawn garden, access to garage.

Garage
10 x 10 (3.05m x 3.05m)

Electric and lighting.







Tel: 01617510340

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