



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(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.

Halter Close, Radcliffe, M26 4BH

£210,000

TWO BED SEMI DETACHED IN RADCLIFFE

Nestled in the charming area of Halter Close, Radcliffe, Manchester, this delightful semi-detached house offers a perfect blend of comfort and modern living. With two well-appointed bedrooms, this property is ideal for families or those seeking extra space.

As you enter, you are welcomed by a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. Additionally, the generous kitchen seamlessly leads to a stunning conservatory that is the heart of the home. This bright and airy space is bathed in natural light, making it an ideal spot for enjoying morning coffee or hosting gatherings with friends and family.

The property boasts two generously sized double bedrooms, ensuring ample room for rest and privacy.

Outside, the property features off-road parking, providing convenience and peace of mind. The rear garden is laid to lawn, offering a lovely outdoor space for children to play or for gardening enthusiasts to cultivate their green fingers.

This semi-detached house in Radcliffe is not just a home; it is a lifestyle choice, combining comfort, space, and a welcoming community. With its excellent features and prime location, it is a property that should not

Halter Close, Radcliffe, M26 4BH

£210,000

 **2**  **1**  **1**  **C**

- Semi Detached Property
 - Fitted Kitchen
 - Off Road Parking
 - EPC Rating C
- Two Bedrooms
 - Bursting with Potential
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Immaculate Rear Garden
 - Council Tax Band B

Ground Floor

Reception Room

18'2 x 11'9 (5.54m x 3.58m)

UPVC double glazed frosted front door, UPVC double glazed window, two central heating radiators, living flame gas fire with marble surround, hearth and wooden mantel, television point, doors to kitchen, under stairs storage and stairs to first floor.

Kitchen

11'8 x 7'9 (3.56m x 2.36m)

UPVC double glazed window, storage heater, range of wall and base units with laminate work surfaces, integrated oven with four ring electric hob and extractor hood, stainless steel sink and drainer with mixer tap, space for fridge freezer, plumbing for washing machine, wall mounted boiler, tiled elevations, wood effect flooring and UPVC double glazed sliding door to conservatory.

Conservatory

10'5 x 9'10 (3.18m x 3.00m)

UPVC double glazed windows, polycarbonate roof, two feature wall lights, wall mounted electric fire, ceiling fan and UPVC double glazed French doors to rear.

First Floor

Landing

7'11 x 2'6 (2.41m x 0.76m)

Doors leading to two bedrooms and bathroom.

Bedroom One

11'10 x 9'11 (3.61m x 3.02m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'10 x 7'11 (3.61m x 2.41m)

UPVC double glazed window and central heating radiator.

Bathroom

8'10 x 4'9 (2.69m x 1.45m)

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with traditional taps, low basin WC, panel bath with mixer tap and rinse head, fitted storage, tiled elevations, extractor fan and wood effect flooring.

External

Rear

Enclosed garden with laid to lawn, paving and mature shrubbery.

Front

Laid to lawn garden, mature shrubbery and paved driveway.



Tel: 01617510340

www.keenans-estateagents.co.uk