



Wellington Street, Radcliffe, M26 2RW


Offers Over £200,000

AN ENVIABLE FOUR BEDROOM END TERRACED PROPERTY

Offering an abundance of indoor space, fantastic main bedroom with en suite and two living areas, this outstanding four bedroom end terraced property is being proudly welcomed to the market in the sought after location of Radcliffe. With modern fixtures and fittings, neutral decoration and two bathrooms, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Manchester, Rossendale and major motorway links. Having been presented and maintained beautifully throughout with neutral decoration, four generously sized bedrooms and stylish interior, this property is truly not to be missed!

The property comprises briefly; a welcoming and spacious reception room provides access on to a second reception room. The second reception room guides you through to a contemporary fitted kitchen and houses a staircase to the first floor. The first floor comprises of doors on to three generously sized bedrooms, a modern family bathroom and staircase to the second floor. The second floor provides access on to a fantastic main bedroom which leads on to an en suite shower room. Externally there is an enclosed yard to the rear.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	80
(81-91) B		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Tenure Leasehold
 - On Street Parking
 - Fitted Kitchen And Two Bathrooms
 - Easy Access To Major Network Links
- Council Tax Band A
 - Spacious End Terraced Property
 - Ideal Family Home
- EPC Rating TBC
 - Four Bedrooms
 - Enclosed ample Sized Rear Yard Space

Ground Floor

Entrance

Composite double glazed frosted door to reception room one.

Reception Room One

16'2 x 13'4 (4.93m x 4.06m)

UPVC double glazed window, central heating radiator, coving, dado rail, open coal fire with stone hearth and surround, television point and single glazed frosted sliding double doors to reception room two.

Reception Room Two

16'2 x 14'1 (4.93m x 4.29m)

Two UPVC double glazed windows, central heating radiator, coving, ceiling rose, electric fire with marble hearth and surround, dado rail, under stairs storage, hard wood floor, door to kitchen and stairs to first floor.

Kitchen

8'11 x 7'10 (2.72m x 2.39m)

UPVC double glazed window, range of white matte wall and base units, wood effect surface, tiled splash back, stainless steel sink and drainer with high spout mixer tap, integrated electric oven with four ring electric hob and extractor hood, space for fridge, plumbed for washing machine, Ideal Logic new boiler, spotlights, PVC to ceiling, tiled floor and UPVC double glazed frosted door to rear.

First Floor

Landing

17'3 x 5'11 (5.26m x 1.80m)

Coving, smoke alarm, dado rail, doors to three bedrooms, bathroom and stairs to second floor.

Bedroom Two

14'1 x 10'11 (4.29m x 3.33m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Three

13'4 x 10'1 (4.06m x 3.07m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Four

10'5 x 8' (3.18m x 2.44m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

8'11 x 7'10 (2.72m x 2.39m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, vanity top wash basin with mixer tap, L shaped panelled bath with direct feed shower and mixer tap, PVC panel elevation, PVC to ceiling, spotlights, extractor fan and wood effect laminate flooring.

Second Floor

Landing

5'11 x 5'7 (1.80m x 1.70m)

Single glazed window, eave storage and door to bedroom one.

Bedroom One

16'2 x 13'3 (4.93m x 4.04m)

UPVC double glazed window, central heating radiator, television point, eave storage and door to en suite.

En Suite

10' x 6'8 (3.05m x 2.03m)

Single glazed window, heated towel rail, three piece suite, dual flush WC, pedestal wash basin, electric feed shower enclosure, tiled elevation, extractor fan, integrated storage and wod effect laminate flooring.

External

Rear

Enclosed rear yard with paving and gate to shared access road.



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