

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## The Meadows, Radcliffe, M26 4NS

£350,000

EXQUISITE FOUR BEDROOM SEMI DETACHED FAMILY HOME

Situated on The Meadows, Radcliffe, Manchester, this delightful extended semi-detached house offers a perfect blend of modern living and comfort. With four generously sized bedrooms, three of which feature fitted wardrobes, this home is ideal for families seeking space and convenience.

Upon entering, you are welcomed by two inviting reception rooms that provide ample space for relaxation and entertainment. The contemporary kitchen is a true highlight, boasting modern fixtures and fittings that cater to the needs of any aspiring chef. Double doors lead into a separate dining area, creating a seamless flow for family gatherings and dinner parties.

The property also includes two well-appointed bathrooms, ensuring that morning routines run smoothly for everyone. The family bathroom and a separate shower room add to the practicality of this lovely home.

Step outside to discover a beautiful garden, which serves as the heart of the home. This outdoor space is perfect for children to play, for hosting summer barbecues, or simply enjoying a quiet moment in nature. Additionally, the driveway accommodates multiple cars, providing convenience for family and guests alike.

# The Meadows, Radcliffe, M26 4NS

£350,000

 4  2  2  D

- Four spacious bedrooms
- Double doors to dining area
- Extended semi-detached house
- EPC Rating D
- Two modern bathrooms
- Beautiful garden space
- Tenure Freehold Council Tax B
- Contemporary kitchen design
- Driveway for multiple cars
- Viewing highly recommended

## Ground Floor

### Entrance Porch

4'9 x 3'9 (1.45m x 1.14m)

Front entrance door, UPVC double glazed frosted window, storage and door to the hallway.

### Hallway

12'9 x 6'7 (3.89m x 2.01m)

Central heating radiator, storage, wood effect flooring, stairs to the first floor, understairs storage and doors to two reception rooms.

### Reception Room One

21'5 x 11'5 (6.53m x 3.48m)

UPVC double glazed window, UPVC double glazed bay window, central heating radiator, gas fire, dado rail and carpet flooring.

### Reception Room Two

9'8 x 8'7 (2.95m x 2.62m)

UPVC double glazed window, understairs storage and door to the kitchen.

### Kitchen

17'7 x 9' (5.36m x 2.74m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with wood effect surfaces and tiled splashbacks, stainless steel one and a half bowl sink with drainer and mixer tap, oven with five ring gas hob, extractor hood, integrated dishwasher, plumbing for washing machine, space for fridge freezer, tiled flooring, double doors to the dining room and composite barn door to the rear.

### Dining Room

15'7 x 8'10 (4.75m x 2.69m)

UPVC double glazed window, central heating radiator, two feature wall lights and wood effect flooring.

## First Floor

### Landing

11'2 x 6'9 (3.40m x 2.06m)

Velux window, loft access and doors to four bedrooms, shower room and bathroom.

### Bedroom One

11'1 x 10'8 (3.38m x 3.25m)

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

### Bedroom Two

10'8 x 9'9 (3.25m x 2.97m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

11'7 x 7'8 (3.53m x 2.34m)

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

### Bedroom Four

9'3 x 9'1 (2.82m x 2.77m)

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

### Shower Room

7' x 2'7 (2.13m x 0.79m)

UPVC double glazed frosted window, central heating radiator, direct feed shower unit, pedestal wash basin, dual flush WC, tiled elevations, PVC panelled ceiling with spotlights and tile effect flooring.

### Bathroom

7'9 x 6'10 (2.36m x 2.08m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, tile panelled bath, tiled elevations, PVC panelled ceiling with spotlights and wood effect flooring.

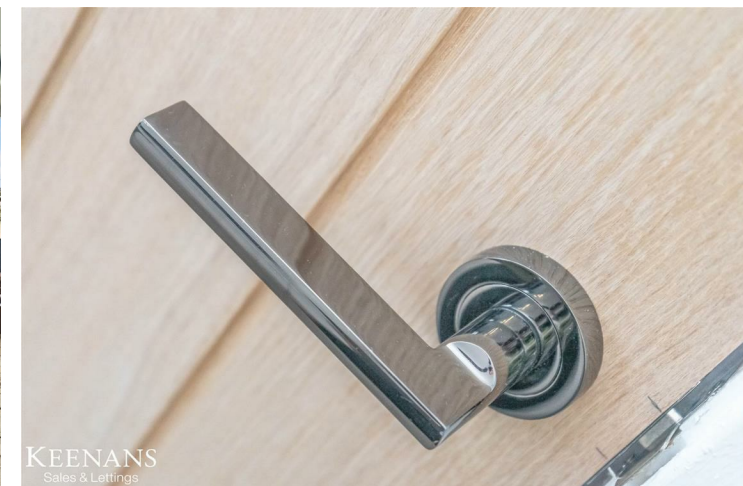
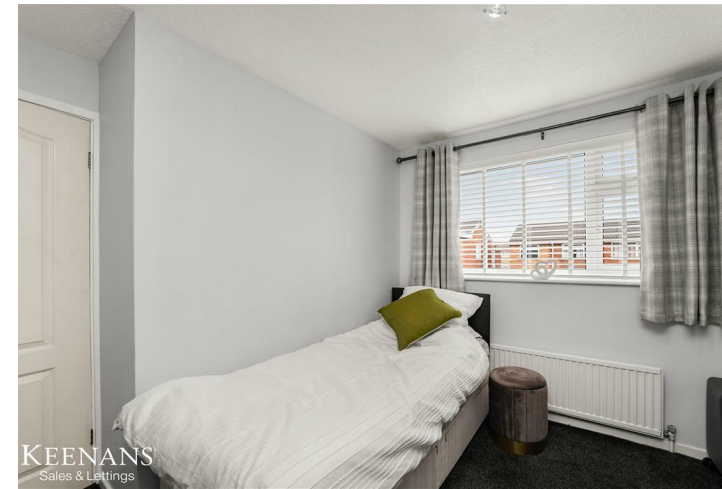
## External

### Front

Block paved driveway providing off road parking.

### Rear

Enclosed artificial lawn garden with Indian stone paving and planted beds.



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