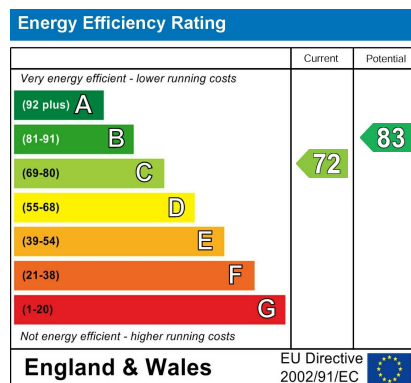


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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.



Haven Close, Radcliffe, M26 3LX

Offers Over £300,000

AN EXCEPTIONAL FIVE BEDROOM SEMI DETACHED FAMILY HOME

Having been presented and maintained beautifully throughout with an abundance of indoor and outdoor space, added garage and off road parking, this exceptional five bedroom semi detached property is being proudly welcomed to the market in the highly regarded location of Radcliffe on a sought after estate. With five bedrooms, two reception rooms and a stunning wrap around garden, this property is truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Bolton and Manchester.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, fantastic kitchen and staircase to the first floor. The reception room leads on to a conservatory whilst the kitchen leads on to a WC and through to the second reception room. The first floor comprises of doors on to five bedrooms and a three-piece bathroom suite. Externally there is an enclosed wrap around garden with artificial lawn, stone chip and patio areas and access on to a detached garage. To the front there is off road parking.

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

Haven Close, Radcliffe, M26 3LX

Offers Over £300,000

 5  1  2  C

- Freehold Property
 - Off Road Parking
 - Five Bedrooms
- Council Tax Band C
 - Spacious Laid To Lawn Garden
 - Nearby Schools
- EPC Rating: C
 - Semi-Detached
 - Well Located

Ground Floor

Porch

8'01 x 4'01 (2.46m x 1.24m)

UPVC double glazed window, spotlights, integrated storage, hardwood door to hall.

Hall

11'06 x 5'09 (3.51m x 1.75m)

Central heating radiator, doors to reception room two, stairs to the first floor.

Reception Room One

20'09 x 11'01 (6.32m x 3.38m)

UPVC double glazed window, two central heating radiators, coving, television point, UPVC double glazed patio doors to conservatory.

Conservatory

9'03 x 8'09 (2.82m x 2.67m)

UPVC double glazed windows, central heating radiator, coving, television point, UPVC double glazed doors to conservatory.

Kitchen

19'02 x 8'09 (5.84m x 2.67m)

Two UPVC double glazed windows, central heating radiator, range of grey wall and base units, granite effect worktops, stainless steel sink with drainer and mixer taps, integrated electric double oven, four ring induction hob, extractor hood, space for American fridge/freezer integrated oven, integrated fridge, integrated washing machine, under stairs storage, door to inner hall, UPVC double glazed door to rear.

WC

5'11 x 2'10 (1.80m x 0.86m)

UPVC double glazed frosted window, low basin WC, pedestal wash basin with traditional taps, PVC panel elevations, tile effect floor.

Reception Room Two

12'09 x 9'00 (3.89m x 2.74m)

Leaded UPVC double glazed window, central heating radiator, coving, television point.

First Floor

Landing

10'10 x 7'00 (3.30m x 2.13m)

Loft access, oak single glazed doors to five bedrooms and bathroom.

Bedroom One

11'02 x 10'06 (3.40m x 3.20m)

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

Bedroom Two

10'06 x 9'00 (3.20m x 2.74m)

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

Bedroom Three

10'06 x 9'07 (3.20m x 2.92m)

UPVC double glazed window, central heating radiator, coving, spotlights.

Bedroom Four

9'06 x 9'00 (2.90m x 2.74m)

UPVC double glazed window, central heating radiator, coving, spotlights.

Bedroom Five

8'10 x 6'06 (2.69m x 1.98m)

UPVC double glazed window, central heating radiator, coving.

Bathroom

7'00 x 6'11 (2.13m x 2.11m)

UPVC double glazed frosted window, Chrome heated towel rail, P-shape panel bath with traditional taps, direct feed shower, pedestal wash basin with mixer taps, dual flush WC, spotlights, wood effect lino floor.

Externally

Enclosed wrap around garden with artificial lawn, stone chip and patio areas and access on to a detached garage. To the front there is off road parking.



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