



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		

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The Shires, Radcliffe, M26 4BY

£450,000

AN EXQUISITE DETACHED FAMILY HOME

Nestled in the prestigious area of The Shires, Radcliffe, Manchester, this exquisite detached family home is a true gem. Having been thoughtfully extended and presented to the highest standard, the property boasts immaculate interiors and modern fixtures that are sure to impress.

With four generously sized bedrooms, this home provides ample space for a growing family. The three well-appointed bathrooms ensure convenience and comfort for all residents. The property features three inviting reception rooms, perfect for both relaxation and entertaining guests, making it a credit to the current owners.

The stylish interiors reflect a contemporary aesthetic, creating a warm and welcoming atmosphere throughout. This home is ready for you to move straight in, offering a desirable finish that requires no further work.

Outside, the beautifully landscaped gardens provide a serene outdoor space for family gatherings or quiet moments of reflection. The property also benefits from ample off-road parking, along with an enviable garage, ensuring that both convenience and practicality are at the forefront of this home.

The Shires, Radcliffe, M26 4BY

£450,000



- An Idyllic Detached Family Home
- Sought After Location
- Off Road Parking For Multiple Vehicles
- Council Tax Band D

- Four Bedrooms
- Beautifully Presented
- EPC Rating TBC

- Three Bathrooms
- Perfect Family Home
- Leasehold

Ground Floor

Entrance

Composite double glazed frosted door to the Porch.

Porch

5'2 x 2'11 (1.57m x 0.89m)

UPVC double glazed frosted window, central heating radiator, cornice coping, dado rail, wood effect laminate flooring, doors to the WC and Reception Room.

WC

5'2 x 2'7 (1.57m x 0.79m)

UPVC double glazed frosted window, central heating radiator, a two piece suite comprising of a wall mounted wash basin with traditional taps, dual flush WC, tiled elevations, PVC panelling to the ceiling, wood effect laminate flooring.

Reception Room

15'9 x 15 (4.80m x 4.57m)

UPVC double glazed inset bay window, central heating radiator, two feature wall lights, cornice coping, dado rail, electric living flame fire with granite hearth and surround, door to the Kitchen/Breakfast Room, open to the Dining Room.

Dining Room

9'8 x 7'9 (2.95m x 2.36m)

Central heating radiator, coving, dado rail, feature wall light, hardwood single glazed double doors to the Conservatory.

Conservatory

10'1 x 9'10 (3.07m x 3.00m)

UPVC double glazed window, electric heater, polycarbonate roof, ceiling fan, wood effect laminate flooring, UPVC double glazed French doors to the rear.

Kitchen/Breakfast Room

14'2 x 9'8 (4.32m x 2.95m)

UPVC double glazed window, central heating radiator, a range of wood effect panelled wall and base units, granite effect surface, tiled splash backs, composite one and a half sink and drainer with mixer tap, integrated electric oven with a four ring induction hob and extractor hood, integrated fridge, dishwasher and washing machine, dado rail under unit lighting, under staircase storage cupboard, tiled effect vinyl flooring, UPVC double glazed French doors to the rear.

First Floor

Landing

11'2 x 8'10 (3.40m x 2.69m)

Loft access, cornice coving, dado rail, two storage cupboards, doors to four bedrooms and bathroom.

Bedroom One

11'2 x 9'8 (3.40m x 2.95m)

UPVC double glazed window, central heating radiator, ceiling fan, fitted wardrobes with spotlights, open to the en suite.

En Suite

7'4 x 4'3 (2.24m x 1.30m)

UPVC double glazed frosted window, chrome heated towel rail, a two piece suite comprising of a vanity top wash basin with mixer tap, direct feed shower enclosure, tiled elevations, PVC panelling to the ceiling, extractor fan, spotlights, wood effect laminate flooring.

Bedroom Two

12'10 x 8'1 (3.91m x 2.46m)

UPVC double glazed window, central heating radiator, ceiling fan, door to the en suite.

En Suite

9'2 x 5'1 (2.79m x 1.55m)

UPVC double glazed frosted window, chrome heated towel rail, a two piece suite comprising of a vanity top wash basin with mixer tap, direct feed shower enclosure, tiled elevations, PVC panelling to the ceiling, spotlights, wood effect laminate flooring.

Bedroom Three

9'8 x 8'11 (2.95m x 2.72m)

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

Bedroom Four

7'9 x 7'1 (2.36m x 2.16m)

UPVC double glazed window, central heating radiator, fitted wardrobes, wood effect laminate flooring.

Bathroom

6'8 x 5'6 (2.03m x 1.68m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, panelled bath with a direct feed rainfall shower head, rinse head and mixer tap, tiled elevations, PVC panelling to the ceiling, wood effect laminate flooring.

External

Front

Laid to lawn garden with mature shrubs and a block paved driveway for multiple vehicles.

Rear

Laid to lawn garden with paving, bedding, decking, mature shrubs, pizza oven and summer house.



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