



Turks Road, Manchester, M26 4GA

Offers Over £300,000

AN EXQUISITE DETACHED BUNGALOW

Nestled on Turks Road in Radcliffe, Manchester, this deceptively spacious bungalow presents an exceptional opportunity for those seeking a comfortable home with the potential for future expansion. The property is move-in ready, offering a blend of generous living spaces and the exciting possibility to convert the loft into additional bedrooms, subject to the necessary planning permissions.

Upon entering, you are greeted by a welcoming porch that leads into a spacious central hallway, which sets the tone for the well-proportioned rooms that follow. The fitted kitchen, complete with a breakfast bar, serves as a practical and sociable hub for everyday living. The large lounge at the front of the property features original floorboards and a charming character fireplace, creating a warm and inviting atmosphere. Adjacent to the lounge, a separate dining room provides an excellent space for entertaining and could easily serve as an additional bedroom. This room flows seamlessly into a conservatory, where patio doors open directly onto the rear garden, allowing an abundance of natural light to fill the space.

The accommodation includes a generous main bedroom with fitted wardrobes, a second double bedroom that benefits from two windows for ample light, and a third single room currently utilised as an office. The shower room is elegantly finished with white marble-effect tiles and a contemporary white suite, ensuring a clean and modern feel.

Externally, the property boasts a driveway for off-road parking and a garage equipped with an electric supply. The rear garden is a delightful retreat, featuring established planting, including apple and pear trees, which create a pleasant and private outdoor setting. This bungalow is not only a wonderful home but also a canvas for future development, making it a truly unique offering in the market.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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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- Three Bedroom Detached Bungalow
- Two Spacious Reception Rooms
- Fitted Kitchen With Breakfast Bar
- Conservatory Overlooking The Rear Garden
- Loft Conversion Potential
- Move In Ready With Character Features
- Off Road Parking
- EPC Rating - C
- Council Tax Band - E
- Tenure - Leasehold

Ground Floor

Entrance

UPVC double glazed door to porch.

Porch

7'6 x 3'7 (2.29m x 1.09m)

UPVC double glazed window, UPVC double glazed frosted door to hall.

Hall

28'5 x 9 (8.66m x 2.74m)

Two central heating radiators, loft access, smoke alarm, storage cupboard, feature wall lights, hardwood flooring, doors to reception room, dining room, shower room and three bedrooms.

Reception Room

16'11 x 16'6 (5.16m x 5.03m)

Two UPVC double glazed windows, central heating radiator, coving, open coal fire, television point, hardwood flooring, single glazed double doors to dining room.

Dining Room

13'10 x 11'10 (4.22m x 3.61m)

UPVC double glazed window, central heating radiator, coving, ceiling fan, hardwood flooring, UPVC double glazed sliding doors to conservatory.

Conservatory

14 x 8'6 (4.27m x 2.59m)

UPVC double glazed surrounding windows, polycarbonate roof, hardwood flooring, UPVC double glazed French doors to rear.

Kitchen

15'9 x 11'10 (4.80m x 3.61m)

Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units, granite effect surfaces, tiled splashbacks, stainless steel one and a half sink and drainer with mixer tap, two door Range cooker with five ring gas hob and extractor hood, plumbing for washing machine, space for fridge freezer, main boiler, coving, spotlights, hardwood flooring, UPVC double glazed flooring door to rear.

Bedroom One

13'10 x 11'5 (4.22m x 3.48m)

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

Bedroom Two

11'5 x 11 (3.48m x 3.35m)

Two UPVC double glazed windows, central heating radiator.

Bedroom Three

7'10 x 5'3 (2.39m x 1.60m)

UPVC double glazed windows, central heating radiator.

Shower Room

7'10 x 5'9 (2.39m x 1.75m)

UPVC double glazed frosted window, central heating radiator with heated towel rail, three piece suite comprising of dual flush WC, double direct feed shower enclosure, pedestal wash basin with traditional taps, tiled elevations, extractor fan, tiled effect lino flooring.

External

Front

Laid to lawn garden with paving, mature shrubbery, off road parking.

Rear

Paved garden with bedding areas and mature shrubbery.



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