



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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Stoneleigh Drive, Radcliffe, M26 1HA

£220,000

THREE BEDROOM HOME IDEAL FOR A FAMILY OR PROFESSIONAL COUPLE

Situated on the charming Stoneleigh Drive in Radcliffe, Manchester, this delightful house presents an excellent opportunity for small families or professional couples seeking a comfortable and convenient home. The property boasts a spacious reception room, providing ample space for relaxation and entertaining guests.

With three bedrooms, there is plenty of room for personalisation and comfort, making it an ideal setting for family life or a peaceful retreat for professionals. The single bathroom is thoughtfully designed to cater to the needs of modern living.

One of the standout features of this property is its low maintenance exteriors, allowing you to spend less time on upkeep and more time enjoying your home and the surrounding area. The convenient location in Radcliffe ensures that you are well-connected to local amenities, schools, and transport links, making daily life both easy and enjoyable.

This house on Stoneleigh Drive is a wonderful blend of space, comfort, and practicality, making it a perfect choice for those looking to settle in a welcoming community. Don't miss the chance to make this lovely property your new home.

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- Tenure Leasehold
 - Off Road Parking With Access To Garage
 - Ideal Home For A Family With Room For Peronalisation
 - Close Proximity To Local Amenities
- Council Tax Band C
 - Viewing Essential
 - Low Maintenance Gardens
- EPC Rating TBC
 - Abundance Of Indoor And Outdoor Space
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

Aluminium double glazed frosted door to entrance porch.

Porch

6'9 x 3'4 (2.06m x 1.02m)

UPVC double glazed window and aluminium double glazed frosted door to hall.

Hall

13'4 x 5'8 (4.06m x 1.73m)

Storage heater, stairs to first floor, doors to under stairs storage, reception room and kitchen.

Reception Room

21'11 x 9'7 (6.68m x 2.92m)

Two UPVC double glazed windows, living flame gas fire with tiled hearth and exposed stone surround and television point.

Kitchen

8'6 x 7'5 (2.59m x 2.26m)

UPVC double glazed window, coving, range of wall and base units, stainless steel sink and drainer space for freestanding oven, space for under counter fridge and freezer, plumbing for washing machine, tiled elevation, tiled floor and UPVC frosted door to conservatory.

Conservatory

15'2 x 7'7 (4.62m x 2.31m)

UPVC double glazed frosted windows, UPVC double glazed windows, tiled floor and UPVC double glazed French doors to rear garden.

First Floor

Landing

6'6 x 6'2 (1.98m x 1.88m)

UPVC double glazed frosted window, storage heater, coving, loft access, doors to three bedrooms and bathroom.

Bedroom One

13'4 x 10'3 (4.06m x 3.12m)

UPVC double glazed window, coving, fitted wardrobes and storage.

Bedroom Two

10'9 x 8'12 (3.28m x 2.44m)

UPVC double glazed window, coving, fitted wardrobes and storage.

Bedroom Three

10'4 x 7' (3.15m x 2.13m)

UPVC double glazed window, coving and door to storage cupboard with boiler.

Bathroom

6'6 x 5'6 (1.98m x 1.68m)

Aluminium double glazed frosted window, low flush WC, pedestal wash basin, panel bath with overhead electric feed shower, coving, tiled elevation and tiled floor.

External

Front

Paved drive leading to garage, laid to lawn with mature shrubbery.

Rear

Enclosed garden with laid to lawn, paving, garage, bedding areas with mature shrubbery and timber shed.



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