



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Wellington Street, Radcliffe, M26 2RB

Offers Over £170,000

IMMACULATE MID TERRACE HOME

Situated on the charming Wellington Street in Radcliffe, Manchester, this delightful house offers a perfect blend of comfort and style. Upon entering, you are welcomed by a generous living room that provides ample space for relaxation and entertaining. The room is filled with natural light, creating a warm and inviting atmosphere.

The property boasts a stylish and modern kitchen, equipped with contemporary fixtures and fittings, making it a joy for any home cook. This well-designed space is not only functional but also aesthetically pleasing, ideal for both casual dining and hosting guests.

Venturing to the third floor, you will discover a spacious attic room that presents a multitude of possibilities. Whether you envision it as a home office, a playroom, or an additional bedroom, this versatile space can be tailored to suit your needs. The bathroom is a true gem of the property, featuring beautiful and sophisticated design elements that create a serene retreat for relaxation. Every detail has been thoughtfully considered, ensuring a luxurious experience.

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Offers Over £170,000



- Tenure Leasehold
- On Street Parking
- Ideal Home For A small Family
- Close Proximity To Local Amenities
- Council Tax Band A
- Ample Sized Rooms
- Spacious Fitted Kitchen/Dining Area
- EPC Rating C
- Viewing Essential
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

Hard wood frosted door to vestibule.

Vestibule

3'4 x 3'1 (1.02m x 0.94m)

Hard wood double glazed door with frosted glass, dado rail and door to reception room.

Reception Room

14'9 x 13'1 (4.50m x 3.99m)

UPVC double glazed window, central heating radiator, dado rail and door to kitchen.

Kitchen

13'2 x 11' (4.01m x 3.35m)

UPVC double glazed window, central heating radiator, wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, integrated oven, four ring induction hob, glass splash back, extractor hood, integrated dishwasher and fridge freezer, space for washing machine, under stairs storage, tile effect flooring, door to rear and stairs to first floor.

First Floor

Landing

13'3 x 5'11 (4.04m x 1.80m)

Smoke alarm, doors to bedroom one, bedroom two, shower room and stairs to second floor.

Bedroom One

13'3 x 11'4 (4.04m x 3.45m)

UPVC double glazed window and central heating radiator.

Bedroom Two

8'5 x 8'1 (2.57m x 2.46m)

UPVC double glazed window and central heating radiator.

Shower Room

8'2 x 4'10 (2.49m x 1.47m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, enclosed double direct feed rainfall shower with rinse head, part tiled elevation, extractor fan and tiled floor.

Second Floor

Bedroom Three

13'3 x 12'1 (4.04m x 3.68m)

Velux window, central heating radiator and storage.

External

Rear

Enclosed rear yard with a garage (which is boarded, spotlights and has its own fuse box).

