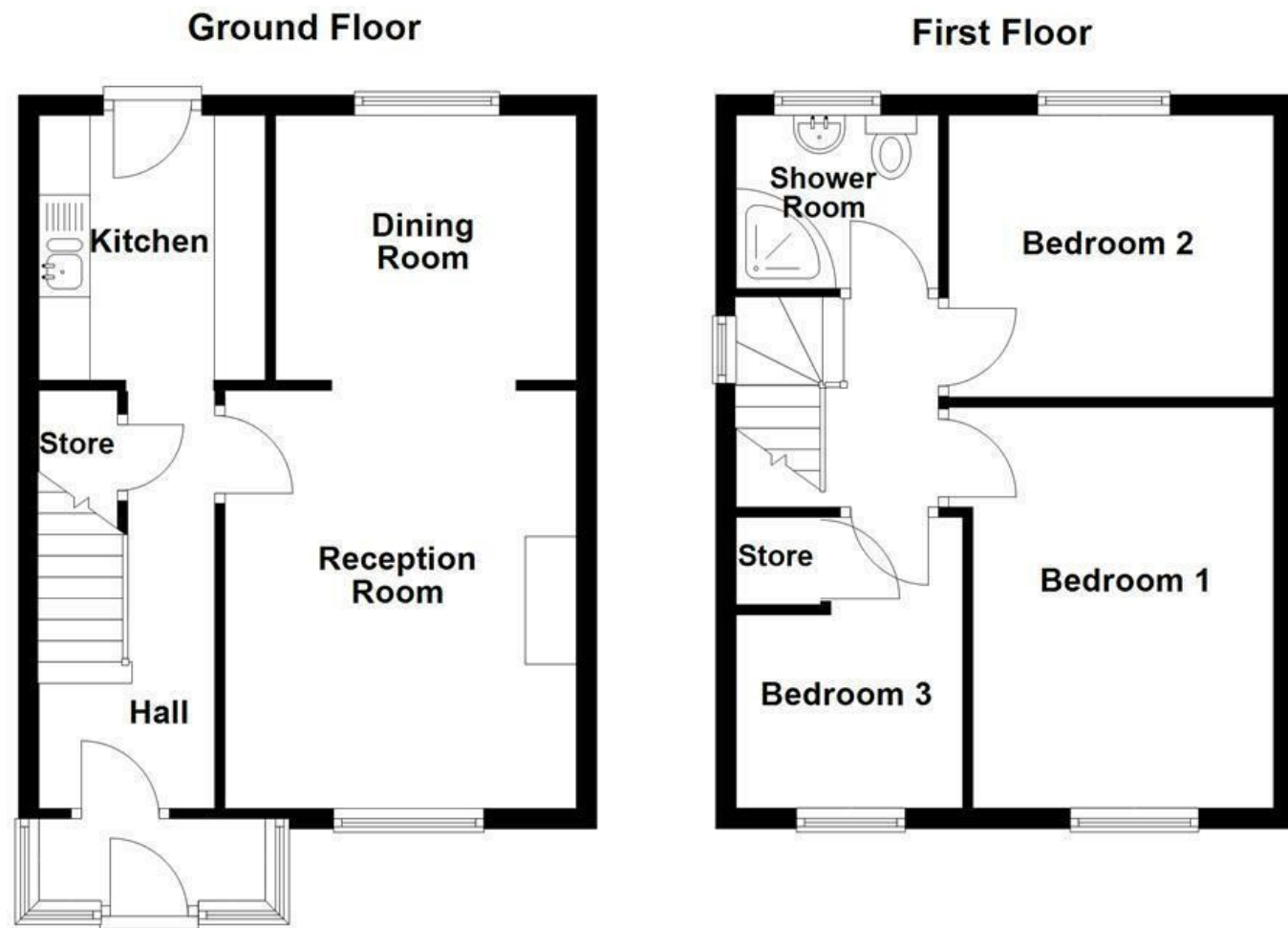




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	64	73
EU Directive 2002/91/EC		

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.

Stoneleigh Drive, Radcliffe, M26 1FZ

£225,000

AN OUTSTANDING FAMILY HOME

Situated within the most desirable location with uninterrupted bowling green views to the rear, neutral decoration and no chain delay, this enviable three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Radcliffe. With an open plan living space, gardens to both the front and the rear, as well as benefitting from a detached garage, this property is the perfect blank canvas for any potential buyer to put their own stamp on! With scope to extend and having been presented and maintained beautifully throughout, this property is the perfect home!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, fitted kitchen and houses a staircase to the first floor. The reception room leads openly on to a dining room. The first floor comprises of doors on to three generously sized bedrooms and a shower room. Externally there is an enclosed garden to the rear with laid to lawn, paving, stone chip and bedding areas, as well as access on to the detached garage. To the front there is a garden with stone chip, paving and off road parking with access to the garage.

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

Stoneleigh Drive, Radcliffe, M26 1FZ

£225,000

 3  1  2  D

- Spacious Semi Detached Property
- Perfect Family Home
- Ample Off Road Parking
- EPC Rating D
- Three Bedrooms
- Bursting with Potential
- Tenure Leasehold
- Three Piece Shower Room
- Gardens to Front and Rear
- Council Tax Band C

Ground Floor

Entrance Porch

7'3 x 2'1 (2.21m x 0.64m)

Hardwood single glazed frosted front door, hardwood single glazed window, feature wall light, wood effect laminate flooring and UPVC double glazed leaded door to hall.

Hall

13'5 x 5'8 (4.09m x 1.73m)

Central heating radiator, smoke detector, understairs storage, wood effect laminate flooring, door to reception room, open to kitchen and stairs to first floor.

Reception Room

13'5 x 11'4 (4.09m x 3.45m)

UPVC double glazed window, central heating radiator, coving, gas fire with marble effect hearth and surround, television point and open to dining room.

Dining Room

9'7 x 8'6 (2.92m x 2.59m)

UPVC double glazed window, central heating radiator and coving.

Kitchen

8'7 x 7'5 (2.62m x 2.26m)

UPVC double glazed window, range of panelled wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, space for oven, space for fridge freezer, plumbing for washing machine, tiled effect vinyl flooring and hardwood single glazed frosted door to rear.

First Floor

Landing

6'6 x 6'4 (1.98m x 1.93m)

UPVC double glazed window, loft access, doors leading to three bedrooms and shower room.

Bedroom One

13'4 x 10'10 (4.06m x 3.30m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'10 x 9'0 (3.30m x 2.74m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'4 x 7'1 (3.15m x 2.16m)

UPVC double glazed window, central heating radiator and over stairs storage.

Shower Room

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

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, corner electric feed shower enclosed, tiled elevations and tiled flooring.

External

Tel: 01617510340



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