



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Moss Shaw Way, Radcliffe, M26 4QH

### Offers Over £230,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained beautifully throughout with spacious rooms, stunning garden space and neutral decoration, this enviable three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Radcliffe on a popular estate. With off road parking, added conservatory and an open plan kitchen diner, this property is the perfect family home for any potential buyer to make their own! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Manchester, Bolton and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to an open plan kitchen diner and houses a staircase to the first floor. The kitchen diner leads on to a reception room and conservatory. The first floor comprises of doors on to three generously sized bedrooms, all with fitted wardrobes, and a family shower room. Externally there is a beautifully presented garden to the rear with laid to lawn, paving and bedding areas. To the front there is a laid to lawn garden with bedding areas, stone chip areas and off road parking.

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



# Moss Shaw Way, Radcliffe, M26 4QH

## Offers Over £230,000

 3  1  1  C

- Semi Detached Property
- One Reception Room
- Off Road Parking
- EPC Rating: C
- Three Bedrooms
- Three Piece Shower Room
- Tenure: Leasehold
- Fitted Kitchen With Dining Area
- Enclosed Rear Garden
- Council Tax Band: B

### Ground Floor

#### Hall

11'1 x 5'10 (3.38m x 1.78m)  
UPVC double glazed frosted entrance door, UPVC double glazed frosted window, central heating radiator, smoke alarm, under stairs storage, tiled floor, stairs to first floor and hardwood single glazed frosted bi fold door to kitchen/dining room.

#### Kitchen/Dining Room

17'11 x 9'6 (5.46m x 2.90m)  
UPVC double glazed window, central heating radiator, wood panelled wall and base units, granite effect worktops and splash backs, one and half bowl stainless steel sink with draining board and mixer tap, space for freestanding cooker, extractor hood, space for fridge freezer, plumbing for washing machine, space for fridge, space for wine cooler, under stairs storage, tiled floor, hardwood single glazed bi fold doors to reception room and UPVC double glazed sliding door to conservatory.

#### Reception Room

12'5 x 11'7 (3.78m x 3.53m)  
UPVC double glazed window, central heating radiator, gas fire, granite effect surround, integrated alcove shelving, TV point and wood effect laminate floor.

#### Conservatory

10'6 x 9'8 (3.20m x 2.95m)  
UPVC double glazed window, polycarbonate roof, ceiling fan, TV point and UPVC double glazed French doors to rear.

### First Floor

#### Landing

6'11 x 6'9 (2.11m x 2.06m)  
UPVC double glazed frosted window, loft access, smoke alarm, hardwood doors to two bedrooms and shower room and hardwood sliding door to bedroom three.

#### Bedroom One

10'11 x 10'10 (3.33m x 3.30m)  
UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Two

10'10 x 9'8 (3.30m x 2.95m)  
UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Three

8'4 x 6'9 (2.54m x 2.06m)  
UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Shower Room

6'10 x 6'10 (2.08m x 2.08m)  
UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin with traditional taps, direct feed double walk in shower, integrated linen cupboard, tiled elevation and lino flooring.

### External

#### Front

Laid to lawn garden, bedding areas, stone chipping and block paved drive for off road parking.

#### Rear

Laid to lawn garden with paving and bedding areas.



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