



## Sycamore Avenue, Manchester, M26 1DG

### Offers Over £375,000

FOUR BEDROOM SEMI DETACHED PROPERTY NOT TO BE MISSED

Nestled on Sycamore Avenue in the charming town of Radcliffe, Manchester, this stunning semi-detached family home offers an abundance of space and comfort. The property has been thoughtfully extended, providing a generous living environment perfect for modern family life.

Upon entering, you are greeted by two large reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. The heart of the home is undoubtedly the spacious kitchen diner, which boasts ample room for dining and socialising, making it a perfect setting for family gatherings. The inclusion of a log burner adds a touch of warmth and character, ensuring a cosy atmosphere during the colder months.

This delightful residence features four well-proportioned bedrooms, providing plenty of space for family members or guests. The master bedroom is particularly impressive, complete with a large ensuite bathroom that offers a private retreat for relaxation.

With two bathrooms and WC in total, this home ensures convenience for busy families, eliminating the morning rush and providing ample facilities for everyone.

Overall, this gorgeous property on Sycamore Avenue is a perfect blend of style, space, and functionality, making it an ideal choice for those seeking a family home in a friendly community. Don't miss the opportunity to make this wonderful house your new home.

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	

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.

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- Tenure Freehold
- Council Tax Band B
- EPC Rating TBC
- Off Road Parking
- Four Well Proportioned Bedrooms
- Contemporary Fitted Kitchen
- Two Spacious Reception Rooms
- Ideal Family Home With Viewing Essential
- Ample Rear Garden Space
- Easy Access To Major Network Links

## Ground Floor

### Entrance Porch

5'6" x 3' (1.68m x 0.91m)

UPVC double glazed door and windows, tiled floor and UPVC double glazed door leading to hall.

### Hall

11'8" x 5'6" (3.56m x 1.68m)

Doors leading to two reception rooms and stairs to first floor.

### Reception Room One

13' x 12'2" (3.96m x 3.71m)

UPVC double glazed bay window, double sided log burning stove with wooden mantle and surround and tiled hearth, laminate flooring.

### Reception Room Two

18'6" x 12'10" (5.64m x 3.91m)

UPVC double glazed bay window, central heating radiator and wood effect flooring.

### Kitchen/Dining Area

22' x 10' (6.71m x 3.05m)

UPVC double glazed window, double sided log burning stove with wood mantle and tiled hearth, range of wall and base units, wood work tops, tiled splash back, stainless steel sink and drainer with mixer tap, oven in a high rise unit, four ring gas hob, with extractor hood, space for American fridge freezer, pendant lighting and tiled floor, door to utility.

### Utility

6'10" x 6'10" (2.08m x 2.08m)

UPVC double glazed window, plumbed for washing machine and dryer, doors to WC and leading to garden.

### WC

6'1" x 2'9" (1.85m x 0.84m)

UPVC double glazed frosted window, dual flush WC and wall mounted wash basin with mixer tap.

## First Floor

### Landing

8'9" x 6'6" (2.67m x 1.98m)

Doors to four bedrooms and bathroom.

## Bedroom One

17'11" x 12' (5.46m x 3.66m)

UPVC double glazed window, central heating radiator, door to en suite, UPVC double glazed double doors to Juliette balcony and wood effect laminate flooring.

## En Suite

12'10" x 8'4" (3.91m x 2.54m)

Vertical central heating radiator with mirror, dual flush WC, vanity top wash basin with mixer tap, bath with mixer tap and plinth lighting, direct feed waterfall shower, partial PVC elevation and laminate flooring.

## Bedroom Two

12' x 10'5" (3.66m x 3.18m)

UPVC double glazed window, central heating radiator and fitted storage.

## Bedroom Three

12' x 10'8" (3.66m x 3.25m)

UPVC double glazed window, central heating radiator and fitted storage.

## Bedroom Four

9'3" x 7' (2.82m x 2.13m)

UPVC double glazed window and central heating radiator.

## Bathroom

6'7" x 5'4" (2.01m x 1.63m)

UPVC double glazed frosted window, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, part tiled elevation and tiled floor.

## External

### Front

Block paved drive for multiple vehicles.

### Rear

Laid to lawn garden with paved patio, decking, bedding areas, mature shrubs and outbuilding.



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