



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

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		
	63	74
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.



Radcliffe Road, Bury, BL9 9JY

Offers Over £240,000

CHARMING PROPERTY WITH ENDLESS POTENTIAL

Welcome to this charming semi-detached house located on Radcliffe Road in Bury. This property boasts a spacious family home with one reception room, three bedrooms, and one bathroom, making it an ideal space for a growing family.

Situated in an enviable location on a popular residential street, this house offers easy access to public transport and amenities, providing convenience and comfort for its residents. The endless potential of this property allows for creativity and personalisation to make it truly feel like home.

Contact our Bury branch to arrange a viewing and start your journey today!

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Offers Over £240,000



- Tenure Leasehold
 - Off Road Parking With Drive And Access To A Detached Garage
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Commuter Routes
- Council Tax Band C
 - Semi Detached Property
 - Ideal Family Home
- EPC Rating D
 - Three Bedrooms
 - Enclosed Laid To Lawn Garden With Detached Garage

Ground Floor

Entrance

UPVC double glazed door to porch.

Porch

6'2 x 3'2 (1.88m x 0.97m)

Tiled floor and door to hall.

Hall

12'10 x 5'3 (3.91m x 1.60m)

Central heating radiator, stairs to first floor, doors to reception room and kitchen.

Reception Room/Dining Area

23' x 10'9 (7.01m x 3.28m)

UPVC double glazed window, two central heating radiators, two radiant fires, with wood surrounds, UPVC sliding door to rear and part parquet flooring.

Kitchen

13'7 x 6'4 (4.14m x 1.93m)

Two UPVC double glazed windows, range of wall and base units, laminate work tops, oven with four ring gas hob, tiled splash back, extractor hood, one and a half sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, serving hatch, laminate flooring and UPVC double glazed door to rear.

First Floor

Landing

7' x 5'7 (2.13m x 1.70m)

UPVC double glazed window, doors to three bedrooms and bathroom.

Bedroom One

13' x 9'7 (3.96m x 2.92m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'2 x 9'11 (3.10m x 3.02m)

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

Bedroom Three

9'1 x 6'5 (2.77m x 1.96m)

UPVC double glazed window, central heating radiator and picture rail.

Bathroom

6'1 x 5'6 (1.85m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, panelled bath with direct feed overhead shower, pedestal wash basin with mixer tap, low bowl WC, part tiled elevation and tiled floor.

External

Rear

Enclosed laid to lawn garden, bedding areas, mature shrubs, paved patio and detached garage.

Front

Paved drive and laid to lawn garden with mature shrubs and bedding areas.



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