



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	77	81
England & Wales		
	EU Directive 2002/91/EC	

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## Rayleigh Close, Radcliffe, M26 1RL

### £280,000

A GORGEOUS FOUR BEDROOM SEMI-DETACHED FAMILY HOME

Nestled in charming Rayleigh Close, Radcliffe, this deceptively spacious four-bedroom semi-detached family home offers a perfect blend of comfort and contemporary style. The property is beautifully finished with neutral decor, making it an inviting space for anyone looking to settle in. Upon entering, you will find a well-proportioned reception room that serves as a welcoming area for family gatherings or entertaining guests. The four bedrooms, three including built-in wardrobes, provide ample space for a growing family, guests, or a home office. The two bathrooms and WC ensure convenience for all residents. One of the standout features of this home is the generous rear garden, which includes a charming summer house. This versatile space can be transformed into a home office, bar, small business space or simply a tranquil retreat for relaxation. Off-road parking is available for numerous vehicles, a valuable asset in this area. The location is particularly convenient, with Chapelfield Nature Reserve and Outwood Country Park just a stone's throw away, offering beautiful green spaces for leisurely walks or picnics. Additionally, local amenities and community spaces are within easy reach, including Asda, Lidl, the popular Radcliffe Market, and the new Radcliffe Hub leisure development, ensuring that daily shopping and social needs are met effortlessly. For those commuting, the sought-after convenience of the Metrolink is only a 15-minute walk away, making travel to Manchester and beyond straightforward.

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# Rayleigh Close, Radcliffe, M26 1RL

## £280,000

 4  2  1  C

- Exquisite Semi Detached Property
  - Contemporary Fitted Kitchen
  - Off Road Parking
  - EPC Rating C
- Four Bedrooms
  - Perfect Family Home
  - Tenure Leasehold
- Two Bathrooms
  - Immaculate Rear Garden with Summer House
  - Council Tax Band C

### Ground Floor

#### Entrance Hall

12'6 x 3'7 (3.81m x 1.09m)

Composite double glazed frosted front door, central heating radiator, wood effect flooring, door to reception room and stairs to first floor.

#### Reception Room

20'11 x 11'8 (6.38m x 3.56m)

UPVC double glazed box window, two central heating radiators, television point, wood effect flooring, door to understairs storage and kitchen.

#### Kitchen

15'1 x 10'4 (4.60m x 3.15m )

Central heating radiator, range of wall and base units with laminate work surfaces, central island with wooden work surface, integrated oven with four ring gas hob and extractor hood, stainless steel splashback, stainless steel sink and drainer with mixer tap, space for fridge freezer, plumbing for washing machine, space for dryer, enclosed boiler, wood effect flooring, door to WC and UPVC double glazed French doors to rear.

#### WC

5'7 x 3'1 (1.70m x 0.94m)

Central heating radiator, dual flush WC, pedestal wash basin with traditional taps, extractor fan and wood effect flooring.

### First Floor

#### Landing

Loft access, smoke detector, central heating radiator, doors leading to four bedrooms, bathroom and over stairs storage.

#### Bedroom One

10'9 x 8'2 (3.28m x 2.49m )

UPVC double glazed window, central heating radiator, fitted wardrobe and door to en suite.

#### En Suite

8'3 x 4'4 (2.51m x 1.32m )

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, electric feed shower, partially tiled elevations, extractor fan and wood effect flooring.

#### Bedroom Two

10'7 x 8'3 (3.23m x 2.51m )

UPVC double glazed window and central heating radiator.

#### Bedroom Three

8'1 x 6'7 (2.46m x 2.01m)

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

#### Bedroom Four

8'5 x 6'6 (2.57m x 1.98m )

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

### Bathroom

8'3 x 4'9 (2.51m x 1.45m)

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, wood panel bath with mixer tap and overhead direct feed rainfall shower with rinse head, PVC panelled elevations, extractor fan and wood effect flooring.

### External

#### Rear

Laid to lawn garden with paving, bedding areas and access to summer house/bar.

#### Summer House/Bar

10'11 x 9'3 (3.33m x 2.82m )

UPVC double glazed window, spotlights, wood cladding, wood effect flooring and UPVC double glazed French doors.

#### Front

Laid to lawn garden and driveway.



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