



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	

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## Far Hey Close, Radcliffe, M26 3GL

£299,950

SPACIOUS THREE-BEDROOM DETACHED FAMILY HOME

This three-bedroom family home is being proudly welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, this property is perfect for a small/growing family looking for their long term home, ready to move into. The property boasts spacious interiors throughout, with a brilliant driveway and garden.

Comprising briefly, to the ground floor; entrance via the hallway which has doors to the reception room and the kitchen diner. The kitchen and reception room provide access to the dining room which has UPVC french doors to the rear. The kitchen has a door leading into the utility. The utility has access to the snug and the downstairs shower room with a door to the rear. To the first floor, is a landing to three bedrooms and a family bathroom. Externally, to the rear is a sheltered seating area with a laid to lawn garden with paved patio. To the front is a double driveway with a laid to lawn garden with bedding areas and mature shrubbery.

For further information or to arrange a viewing please contact our Bury office at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media platforms Facebook : Keenans Estate Agents and Instagram @keenans.ea

# Far Hey Close, Radcliffe, M26 3GL

£299,950



- Tenure Leasehold
- Off Road Parking With Driveway
- Ideal Family Home
- Close Proximity To Local Amenities

- Council Tax Band C
- Spacious Three Bedroom Detached Property
- Extensive Rear Garden With Mature Shrubs And Seating Areas

- EPC Rating: C
- Contemporary Fitted Kitchen
- Easy Access To Major Network Links

## Ground Floor

### Entrance

UPVC double glazed door to hallway.

### Hallway

15' x 6'10 (4.57m x 2.08m)

Central heating radiator, door to reception room, stairs to first floor and tiled flooring.

### Reception Room

21'7 x 10'3 (6.58m x 3.12m)

UPVC double glazed window, central heating radiator, electric fire, tiled flooring and door to dining room.

### Dining Room

10'1 x 8'6 (3.07m x 2.59m)

Central heating radiator, UPVC French doors to rear, tiled flooring and open to kitchen.

### Kitchen

8'7 x 18'8 (2.62m x 5.69m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, composite sink and drainer with mixer tap, oven in a high rise unit, four ring induction hob, integrated fridge/freezer, dishwasher, part tiled elevation, tiled flooring and door to utility room.

### Snug

10'7 x 7'9 (3.23m x 2.36m)

UPVC double glazed window, central heating radiator and laminate flooring.

### Utility Room

13'7 x 7'9 (4.14m x 2.36m)

Central heating radiator, base and wall units, plumbed for washing machine, space for fridge/freezer, door to shower room, laminate flooring and door to rear.

### Shower Room

6' x 5'6 (1.83m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, direct feed double shower, pedestal wash basin with mixer tap, dual flush WC, tiled elevation, boiler and laminate flooring.

## First Floor

### Landing

Doors to three bedrooms and bathroom.

## Bedroom One

11'4 x 10'5 (3.45m x 3.18m)

UPVC double glazed window, central heating radiator, kitted wardrobe and laminate flooring.

## Bedroom Two

10'11 x 8'11 (3.33m x 2.72m)

UPVC double glazed window, central heating radiator and laminate flooring.

## Bedroom Three

8'8 x 6'8 (2.64m x 2.03m)

UPVC double glazed window and central heating radiator.

## Shower Room

7'5 x 6'6 (2.26m x 1.98m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, double electric shower, vanity top wash basin with mixer tap, tiled elevation spotlights and tiled flooring.

## External

### Rear

Laid to lawn garden, mature shrubs, paved patio and seating areas.

### Front

Double driveway, paved and bedding areas.



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