



16 Winston Close, Radcliffe

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	75
(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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Winston Close, Manchester, M26 4WS

Offers Over £300,000

IMPRESSIVE FOUR BEDROOM SEMI DETACHED FAMILY HOME

Welcome to this delightful four-bedroom semi-detached house located on Winston Close in the charming area of Radcliffe, Manchester. This property offers a perfect blend of comfort and modern living, making it an ideal family home.

As you enter, you are greeted by a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The stunning kitchen/dining room is a true highlight of the home, featuring contemporary fittings and ample space for dining, making it the heart of the household. The bright French doors lead you seamlessly into a lovely rear garden, where you can enjoy outdoor activities or simply unwind in a tranquil setting.

The garage has been thoughtfully converted into a second reception room, offering additional versatility for your family's needs. Whether you envision it as a playroom, home office, or snug,

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4 1 2 C

- Semi Detached Property
- Spacious Fitted Kitchen/Dining Room
- Off Road Parking
- EPC Rating: C
- Four Bedrooms
- Large Three Piece Bathroom
- Tenure: Freehold
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: C

Ground Floor

Hall

16'2 x 5'8 (4.93m x 1.73m)

Composite frosted entrance door, central heating radiator, smoke alarm, storage, part wood panel elevation, tiled floor, stairs to first floor and door to reception room one and kitchen/dining room.

Reception Room One

17'2 x 11' (5.23m x 3.35m)

UPVC double glazed window, central heating radiator, coving, electric fire, granite effect hearth and wood mantel.

Kitchen/Dining Room

26'3 x 9'6 (8.00m x 2.90m)

Two UPVC double glazed windows, central heating radiator, panel wall and base units, wood effect worktops, Belfast sink with mixer tap, integrated double oven in high rise unit, four burner gas hob, extractor hood, integrated dishwasher, integrated fridge freezer, under stairs storage, part tiled elevation, tiled floor, door to reception room two, UPVC double glazed frosted door to rear and UPVC double glazed French doors to rear.

Reception Room Two

17'3 x 7'3 (5.26m x 2.21m)

Two UPVC double glazed windows, central heating radiator, tiled floor and UPVC double glazed door to front.

First Floor

Landing

7' x 6'8 (2.13m x 2.03m)

Loft access, smoke alarm, part wood panel elevation and doors to four bedrooms and bathroom.

Bedroom One

11' x 10'9 (3.35m x 3.28m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Two

11'2 x 9'9 (3.40m x 2.97m)

UPVC double glazed window and central heating radiator.

Bedroom Three

12'7 x 7'3 (3.84m x 2.21m)

UPVC double glazed window, central heating radiator and loft access.

Bedroom Four

9' x 6'11 (2.74m x 2.11m)

UPVC double glazed window and central heating radiator.

Bathroom

15'1 x 7'11 (4.60m x 2.41m)

Two UPVC double glazed frosted windows, two central heating radiators, low flush WC, pedestal wash basin with traditional taps, P shape panel bath with mixer tap and rinse head and direct feed rainfall shower over, wood panel vanity unit with tiled top, tiled elevation and part tiled flooring.

External

Front

Paved driveway.

Rear

Enclosed laid to lawn garden, block paving, slate chips, bedding areas, brick BBQ and timber storage shed.



Tel: 01617510340

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