

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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## Stoney Bank, Manchester, M26 1SA

### Offers Over £395,000

STUNNING DETACHED HOME

Welcome to 22 Stoney Bank, a charming detached house located in the desirable area of Stoneclough, Radcliffe, Manchester. This delightful property is an ideal family home, offering a perfect blend of comfort and functionality.

As you enter, you will find two spacious reception rooms that provide ample space for relaxation and entertaining guests. The heart of the home is undoubtedly the large kitchen dining area, which boasts exquisite quartz worktops, making it a wonderful space for family meals and gatherings. The open layout ensures that everyone can enjoy each other's company, whether cooking or dining.

This property features three well-proportioned bedrooms, providing plenty of room for family members or guests. Additionally, there are two modern bathrooms, ensuring convenience for all. The extension of the utility room adds practicality to daily living, while the possibility of a home office or an additional bedroom offers flexibility to suit your family's needs.

Step outside to discover a large, private rear garden, perfect for outdoor entertaining or simply enjoying the fresh air. This space is ideal for children to play or for hosting summer barbecues.

# Stoney Bank, Manchester, M26 1SA

Offers Over £395,000



- Tenure Leasehold
- Council Tax Band D
- EPC Rating TBC
- Off Road Parking
- Three Well Proportioned Bedrooms
- Contemporary Fitted Kitchen/Dining Area
- Ideal Family Home With Viewing Essential
- Abundance Of Garden Space
- Easy Access To Major Commuter Routes
- Close Proximity To Local Amenities

## Ground Floor

### Entrance

UPVC double glazed door with stained glass leading to hall.

### Hall

17' x 6'5 (5.18m x 1.96m)

Central heating radiator, doors to reception room, Kitchen/dining area and WC

### WC

5'6 x 2'10 (1.68m x 0.86m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin and laminate flooring.

### Reception Room

17' x 10'7 (5.18m x 3.23m)

UPVC double glazed bay window, central heating radiator, electric fire with marble effect surround and door to kitchen/dining area.

### Kitchen/Dining Area

22' x 17'4 (6.71m x 5.28m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units, quartz work top, inset sink with mixer tap, oven, four ring electric hob, extractor hood, partial tiled effect flooring, part laminate flooring and UPVC double glazed French doors to rear.

### Utility

9'7 x 7'8 (2.92m x 2.34m)

UPVC door, UPVC double glazed window, vertical central heating radiator, plumbed for washing machine, space for American style fridge freezer and access to wall mounted combi boiler, tiled floor.

### Study/Bedroom

12' x 7'8 (3.66m x 2.34m)

UPVC double glazed window and television point.

## First Floor

### Landing

Doors to three bedrooms and bathroom.

### Bedroom One

10'8 x 8' (3.25m x 2.44m)

UPVC double glazed window, fitted storage and door to en suite.

### En Suite

5'1 x 4'5 (1.55m x 1.35m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower, PVC elevation and laminate flooring.

### Bedroom Two

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

UPVC double glazed window and central heating radiator.

### Bedroom Three

8'4 x 7'4 (2.54m x 2.24m)

UPVC double glazed window and central heating radiator.

### Bathroom

6' x 5' (1.83m x 1.52m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath, tiled elevation and tiled floor.

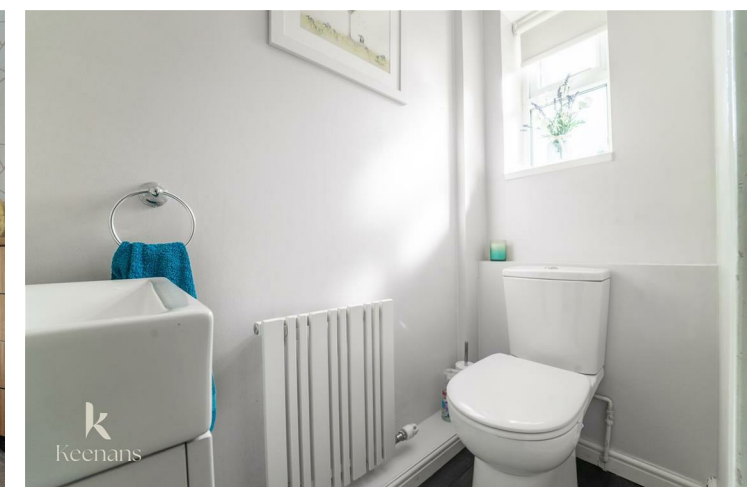
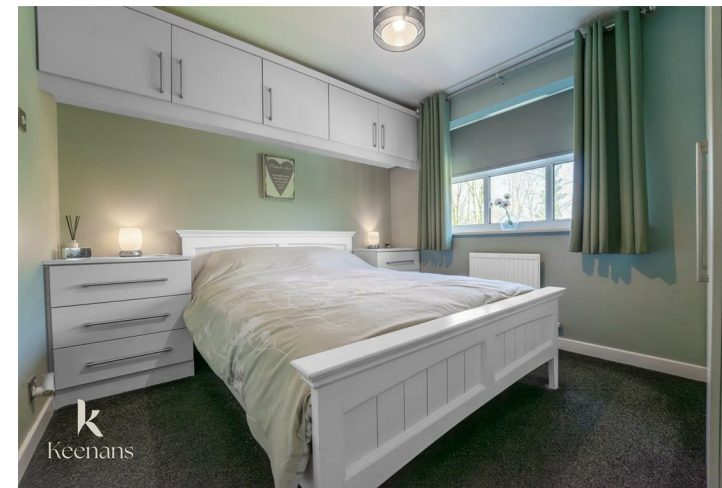
## External

### Front

Part laid to lawn garden, tarmac drive and paved path to front entrance door.

### Rear

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



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