



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	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	

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.



Dumers Lane, Radcliffe, M26 2QN

Offers Over £160,000

A SPACIOUS TWO BEDROOM MID TERRACED PROPERTY IN RADCLIFFE

We are proud to welcome this well maintained two bedroom mid terraced property to the market in Radcliffe. This stunning property boasts modern fixtures and fittings throughout, a good-sized kitchen/diner and features two double bedrooms with plenty of space for storage. The contemporary style bathroom is perfect for unwinding after a long day. conveniently located close to local schools and amenities as well as having great network and motorway links; this property truly should not be missed.

Comprising briefly entrance via the front door to a vestibule. the vestibule has a door leading to a cosy reception room. The reception room has a door leading to the kitchen. The kitchen has stairs to the first floor and a door to the rear. Externally to the front there is a laid to lawn garden with bedding areas. To the rear there is a enclosed paved yard.

For further information, or to arrange a viewing, please contact our Bury team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Dumers Lane, Radcliffe, M26 2QN

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 2  1  1  C

- Mid Terrace Property
 - Spacious Reception Room
 - On Street Parking
 - EPC Rating: C
- Two Bedrooms
 - Three Piece Bathroom
 - Leasehold
- Fitted Kitchen
 - Enclosed Rear Yard
 - Council Tax Band A

Ground Floor

Entrance Vestibule

3'4 x 3'1 (1.02m x 0.94m)

Composite double glazed front entrance door, wood effect panelled elevations, wood effect flooring and door to the reception room.

Reception Room

15'1 x 14'7 (4.60m x 4.45m)

UPVC double glazed window, central heating radiator, electric fire with marble effect surround, television point, wood effect flooring and door to the kitchen.

Kitchen

14'7 x 14'3 (4.45m x 4.34m)

UPVC double glazed window, central heating radiator, range of wood wall and base units with wood effect surfaces, stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob, extractor hood, plumbing for washing machine, space for American fridge freezer, stairs to the first floor, tiled flooring and door to the rear.

First Floor

Landing

14'7 x 5'3 (4.45m x 1.60m)

Smoke alarm, loft access and doors to two bedrooms and bathroom.

Bedroom One

14'8 x 12'9 (4.47m x 3.89m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Two

12'10 x 7'1 (3.91m x 2.16m)

UPVC double glazed window.

Bathroom

11'2 x 7' (3.40m x 2.13m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, panelled bath with direct feed shower overhead, vanity top wash basin, LED mirror, tiled elevations, spotlights and tiled flooring.

External

Rear

Enclosed paved yard.



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