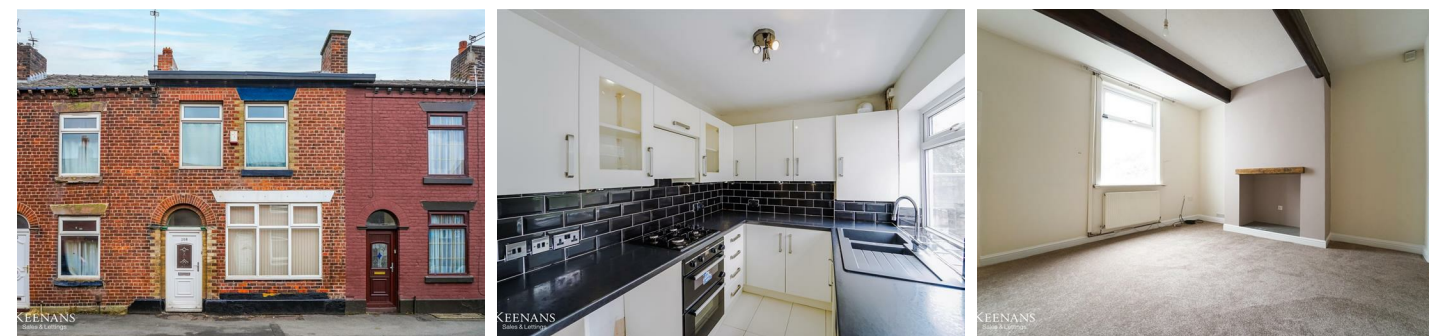


Ground Floor

First Floor



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			82
(81-91) B		69	
(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	

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.

Cross Lane, Radcliffe, M26 2RF

£950 Per Calendar Month

MODERN, RECENTLY REFURBISHED AND READY TO MOVE IN
 Welcome to this charming mid-terrace house located on Cross Lane in the heart of Radcliffe, Manchester. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and rest comfortably.

Step inside to discover a beautifully modern interior, complete with contemporary decor and appliances that is sure to impress. The rooms are not only stylish but also spacious and filled with natural light, creating a warm and inviting atmosphere throughout the house.

One of the best features of this property is the hassle-free move-in process, allowing you to settle in quickly and start enjoying your new home right away. Additionally, the convenient location provides easy access to a variety of local amenities and public transport options, making daily errands and commutes a breeze.

Don't miss out on the opportunity to make this lovely house your new home. Book a viewing with our Lettings branch today and experience the comfort and convenience that this property has to offer.

Cross Lane, Radcliffe, M26 2RF

£950 Per Calendar Month



- Tenure Leasehold
- On Street Parking
- Two Reception Rooms
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Mid Terraced Property
- Contemporary Fitted Kitchen
- EPC Rating C
- Three Bedrooms
- Ready To Move Into With Viewing Essential

Ground Floor

Entrance

UPVC double glazed door to vestibule.

Vestibule

4' x 3' (1.22m x 0.91m)

Door to reception room one.

Reception Room One

15'2 x 10'10 (4.62m x 3.30m)

UPVC double glazed window, central heating radiator and door to stairs to first floor, then leading to a door to reception room two.

Reception Room Two

16'2 x 13'5 (4.93m x 4.09m)

UPVC double glazed window, central heating radiator, exposed beams, feature fireplace, door to cellar and door to kitchen.

Cellar

16'10 x 13'10 (5.13m x 4.22m)

Meter access.

Kitchen

11'8 x 6'10 (3.56m x 2.08m)

UPVC double glazed window, range of wall and base units, laminate work tops, oven with four ring gas hob, tiled splash backs, extractor fan, one and a half sink and drainer with mixer tap, plumbed for a washing machine, slimline dishwasher, space for under counter fridge, under counter freezer, boiler access, tiled floor and UPVC double glazed door to rear.

First Floor

Landing

16'2 x 6'1 (4.93m x 1.85m)

Smoke alarm, doors to three bedrooms and bathroom.

Bathroom

14'7 x 6'7 (4.45m x 2.01m)

UPVC double glazed frosted window, central heating towel radiator, panelled bath with mixer tap and rinse head, enclosed direct feed shower, vanity top wash basin with mixer tap, dual flush WC, part tiled elevation, extractor fan and vinyl flooring.

Bedroom One

12' 2 x 10'2 (3.66m 0.61m x 3.10m)

UPVC double glazed window and central heating radiator.

Bedroom Two

14'5 x 6'3 (4.39m x 1.91m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Three

10'8 x 9'9 (3.25m x 2.97m)

UPVC double glazed window and central heating radiator.

External

Rear

Enclosed yard with open access to wild flower garden.



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