



Montgomery Way
Radcliffe
M26 3TG

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

30 Montgomery Way
Radcliffe
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Offers Over £325,000

A WELL PRESENTED FOUR BEDROOM/TWO BATHROOM DETACHED PROPERTY OCCUPYING A POPULAR AND SOUGHT AFTER LOCATION Providing excellent family accommodation and presented in move in condition throughout. Two separate reception rooms. Fitted kitchen. Useful downstairs WC. Superbly appointed family bathroom. En-suite to master bedroom. Pleasant enclosed garden with a good degree of privacy. Off road parking facilities for two cars plus garage. Well positioned within the development and on the edge of Bradley Fold. Within easy reach of local shops, well regarded local schools and transport links. Must be viewed to be appreciated. Freehold. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

With a double glazed feature entrance door. Tiled floor.

Entrance Hall

With stairs off to the first floor rooms. Laminate flooring and radiator.

Downstairs WC

With a low level WC and wall hung wash hand basin. Radiator. Double glazed window to the front elevation.

Lounge

With a double glazed window to the front. Two radiators. Coal effect gas fire set within a feature fireplace. Double glazed patio doors out to the patio and garden beyond.

Dining Room

With two double glazed windows to two elevations. Radiator and double doors.

Kitchen

With excellent range of base and wall cupboard units and working surfaces incorporating a single drainer sink unit. Five ring Stoves gas hob and double oven with extractor canopy above. Integrated dishwasher, plumbing for a washer and dryer and space for a fridge freezer. Tiled areas. Two double glazed windows to the rear and double glazed exit door to outside.

TO THE FIRST FLOOR

Landing

With doors off to all first floor rooms. Loft access point. (The loft space is boarded for storage with power and light laid on)

Bedroom (1)

With a double glazed window to the side. Excellent range of fitted wardrobes and dressing table facility. Radiator. Door to:

En-suite Shower Room

With a walk-in shower enclosure, pedestal wash hand basin and low level WC. Double glazed window. Radiator. Tiled areas.

Bedroom (2)

With a double glazed window. Radiator. Linen/airing cupboard off where the 'Glo-Worm' combination gas central heating boiler is located.

Bedroom (3)

With a double glazed window to front. Radiator.

Bedroom (4)

With a double glazed window. Radiator. Currently utilised as a home office.

Bathroom

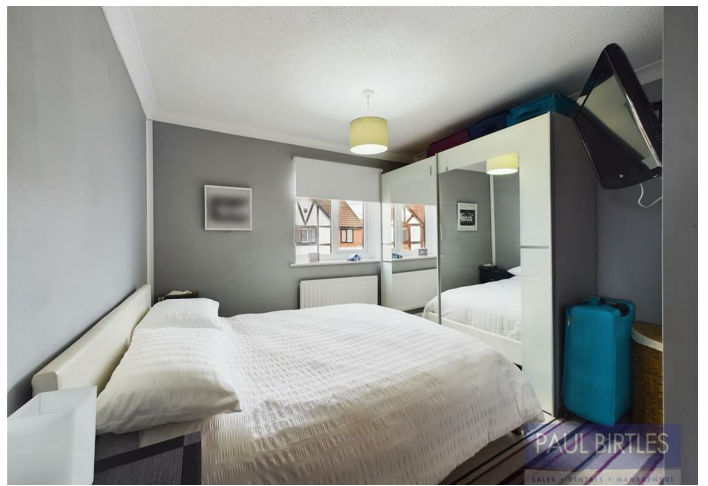
A appointed beautifully contemporary bathroom comprising 'P' shaped bath, low-level WC and wall mounted sink unit with storage space below. Anti splash screen installed over the bath with mixer shower. Chrome ladder radiator. LED mirror. Shaver point. Spotlighting. Tiled area.

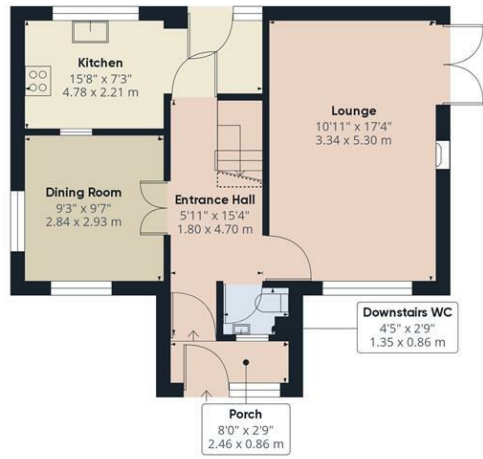
Outside

To the front is off road parking for two cars on a block paved driveway. The rear garden area incorporates patio and lawned areas and offers a good degree of privacy. There is a garage with an up and over door providing excellent storage facilities with power and light laid on.

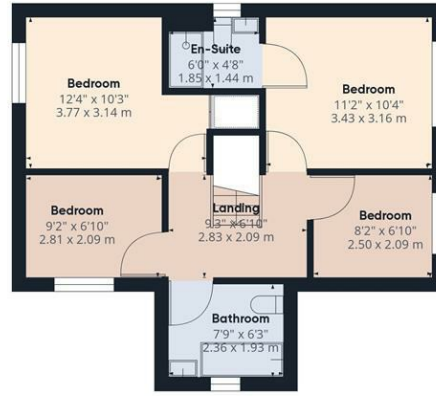
Additional Information

The property is FREEHOLD.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

1143.16 ft²
106.2 m²

Reduced headroom

8.99 ft²
0.84 m²

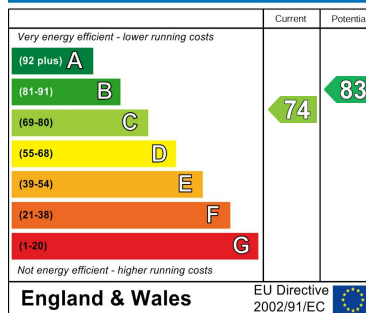
(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating



Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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