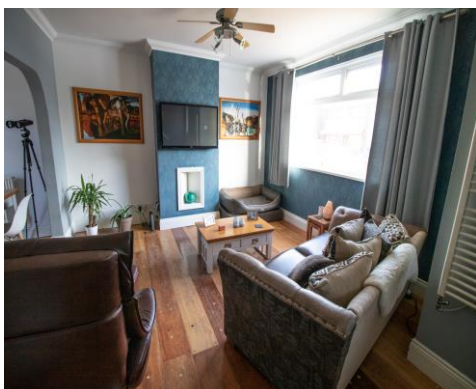




**Alexandra Road, Prestolee, Radcliffe, M26 1HP**

**£205,000**

A well presented 3 bedroom semi detached home with a gated driveway, large rear garden and a converted loft room, located on Alexandra Road in the Prestolee area of Radcliffe in Greater Manchester. Briefly comprises of the following, an entrance porch, a spacious lounge, an open plan dining room with a pair of double glazed french doors to the rear aspect, a superb modern fully fitted kitchen in grey, including an integrated gas hob, oven and a fridge freezer, a utility room and a large rear garden with a decking area, long grass lawn and a storage shed. To the upper floor you will find 3 double sized bedrooms, a family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub, plus a converted loft room with a fixed stairwell. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. The EPC is ordered and will be live on the advert soon. FREEHOLD PROPERTY. Offers excellent transport links to the M60 and M62 motorway junctions and within easy walking distance of Kearsley railway station. Countryside views and walks on your doorstep.



## ACCOMMODATION

### **Lounge** 13' 1" x 18' 2" (4.0m x 5.53m)

A spacious lounge to the front of the property. Plenty of space for modern furniture to fit easily. Decorated in white and cobalt blues with an oak wooden floor. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

### **Dining Room** 9' 2" x 8' 1" (2.8m x 2.46m)

An open plan dining room with a pair of double glazed french doors to the rear aspect. Decorated in white and pale blue colours with a mid oak wooden floor. Warmed by a gas central heated radiator.

### **Kitchen** 8' 6" x 13' 0" (2.59m x 3.96m)

A superb modern fully fitted in grey with contrasting worktops. Comes with an integrated gas hob, oven and a fridge freezer. Fitted with double glazed windows to the side and rear aspect.

### **Utility room** 8' 0" x 9' 7" (2.45m x 2.93m)

A utility room to the rear, with plenty of space for white goods. Plumbed in for a washing machine, Fitted with a double glazed window and an entrance door to the rear aspect.

### **Rear Garden**

A spacious rear garden with a large decking area, a long grass lawn and a storage shed.

### **Master bedroom** 11' 10" x 12' 7" (3.6m x 3.83m)

A double sized Master bedroom to the front of the property. Space for fitted or free standing wardrobes. Decorated in neutral colours with a wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 10' 6" x 9' 10" (3.2m x 3.0m)

A second double sized bedroom to the rear of the property. Decorated in white and blue colourways with a blue carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 3** 11' 8" x 8' 0" (3.56m x 2.45m)

A double sized bedroom to the front of the property. Decorated in neutral colours with a patterned feature wall and a mid oak wooden floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Converted Loft Room** 12' 1" x 15' 11" (3.68m x 4.86m)

A converted loft room with a fixed stairwell. Decorated in neutral colours with a beige coloured carpet. A velux style window is fitted into the room space. (PLEASE NOTE, THIS IS NOT A BEDROOM)





