



Riverside Drive, Stoneclough, Radcliffe, M26 1HY

Offers in the Region Of £195,000

An extremely well presented 2 bedroom semi detached home, located in a quiet cul de sac at Riverside Drive in the Stoneclough area of Radcliffe in Greater Manchester. Briefly comprises of the following, an entrance porch, a spacious lounge with a feature, modern living flame gas fire, a modern fully fitted kitchen with an integrated gas hob, oven and extractor hood, plus a fantastic landscaped rear garden with a patio area, artificial grass lawn and a storage shed. To the upper floor you will find 2 double sized bedrooms (fitted sliding wardrobes fitted to one of the bedrooms) and a modern Family bathroom with a vanity basin, a toilet and a bath tub with a mixer shower over the bath and a glass shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Close by to highly sought after primary schools, with local walks on your doorstep, and offers easy access to Kearsley railway station and the M60 motorway junction. A floor plan is ordered and will be live on the advert soon. EPC is Band C. FREEHOLD PROPERTY.



ACCOMMODATION

Entrance Porch 4' 3" x 4' 0" (1.30m x 1.23m)

The entrance porch to the front of the property. Fitted with a double glazed entrance door and window to the front aspect.

Lounge 18' 5" x 11' 7" (5.62m x 3.53m)

A spacious lounge to the front of the property, with a feature, modern gas fire and surround. Plenty of space for modern furniture to fit easily. Decorated in white with a grey wooden floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 8' 3" x 12' 0" (2.52m x 3.65m)

A modern fully fitted to the rear of the property, with an integrated gas hob, oven and an extractor hood. Space for a tall fridge freezer and plumbed in for a washing machine, A double glazed window and entrance door are fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden

A landscaped rear garden with a patio area, artificial grass lawn and a storage shed.

Master bedroom 11' 0" x 12' 0" (3.36m x 3.66m)

A double sized Master bedroom to the rear of the property. Decorated in neutral colours with a patterned feature wall and a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 2 9' 6" x 10' 2" (2.9m x 3.1m)

A second double sized bedroom to the front of the property. Comes with fitted wardrobes (out of shot). Decorated in neutral colours with a grey wooden floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Master bedroom 6' 2" x 6' 0" (1.87m x 1.82m)

A modern Family bathroom with a vanity basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. Fully tiled walls and flooring. A double glazed window is fitted to the side aspect. Warmed by a gas central heated chrome towel holder.



Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

