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39 RAYLEIGH CLOSE  
Manchester, M26 1RL  
Offers Over £260,000

# 39 RAYLEIGH CLOSE

## Property at a glance

- a beautiful modern built three storey, four bedroom townhouse built by Barratt homes circa 2012/13
- four generous sized bedrooms (master with en-suite shower room)
- cul-de-sac location
- only a short walk away from Radcliffe met station for easy access to Manchester City centre
- PVC double glazing & gas central heating system
- modern fitted high gloss open plan kitchen diner with integrated appliances
- modern stylish family bathroom
- gardens to the front and private enclosed rear garden with access to the driveway and detached single garage
- viewing a must!!!

A beautiful modern built three storey, four bedroom townhouse built by Barratt homes circa 2012/13 conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks including Radcliffe met station which is only a short walk away and provides easy access to and from Manchester City centre and surrounding areas. Early viewing is highly recommended to avoid any disappointment and features include: PVC double glazing, gas central heating system, four generous sized bedrooms (master with en-suite shower room), modern fitted high gloss open plan kitchen diner with integrated appliances, modern stylish family bathroom. Outside - gardens to the front and private enclosed rear garden with access to the driveway and detached single garage. The accommodation briefly comprises: reception hallway, guest WC/cloaks, ground floor bedroom/study, open plan kitchen diner, first floor landing, lounge, bedroom with en-suite shower room, second floor landing, two further bedrooms and family bathroom. Outside - gardens to the front and private enclosed rear garden with access to the driveway and detached single garage.

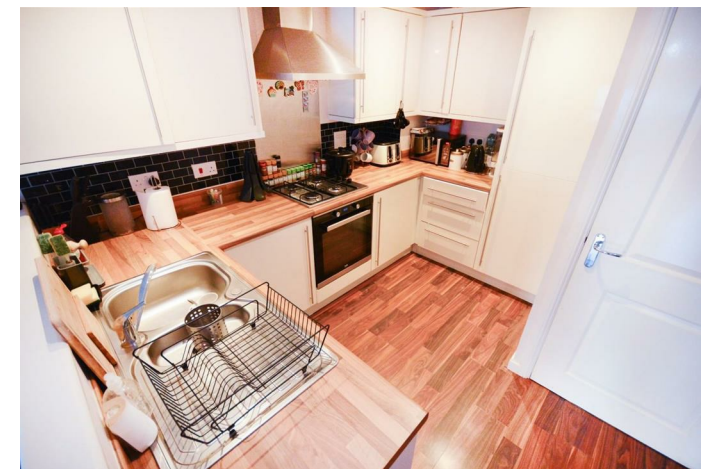
### Additional Information:

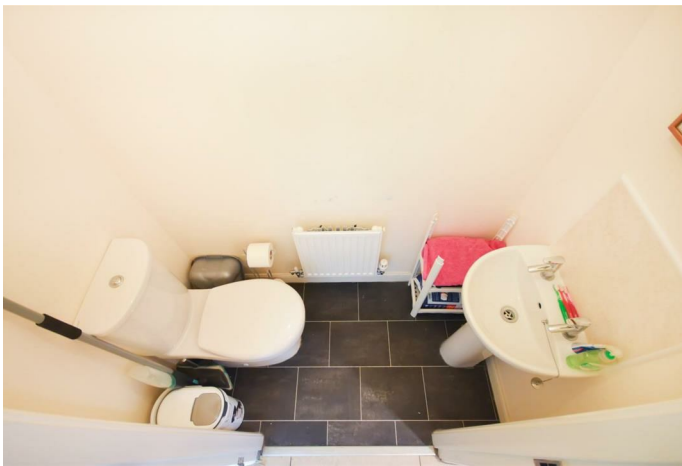
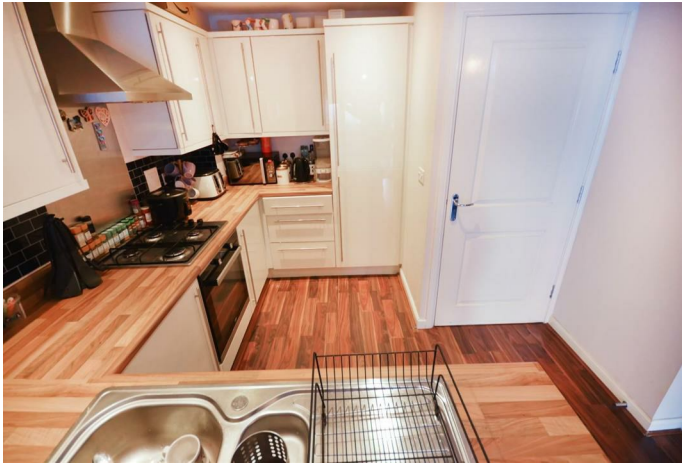
Tenure - Freehold

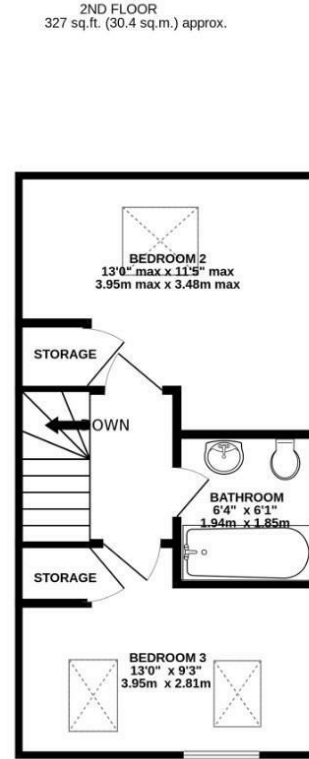
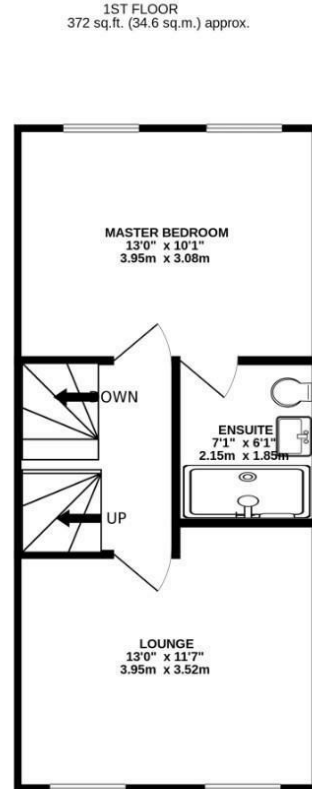
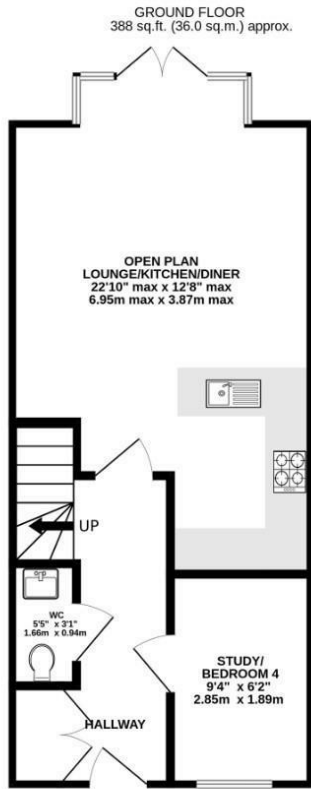
Landscaping fee - £142 per annum

Council Tax band C payable to Bury MBC. Council Tax rates amount for 2023/2024 = £1937.37

EPC Rating: B







TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating																													
Very energy efficient - lower running costs	Current	Neutral	Potential																												
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England & Wales		England & Wales																													
EU Directive 2002/91/EC		EU Directive 2002/91/EC																													

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