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4 SYCAMORE DRIVE  
Manchester, M26 4SA  
Offers In The Region Of £365,000

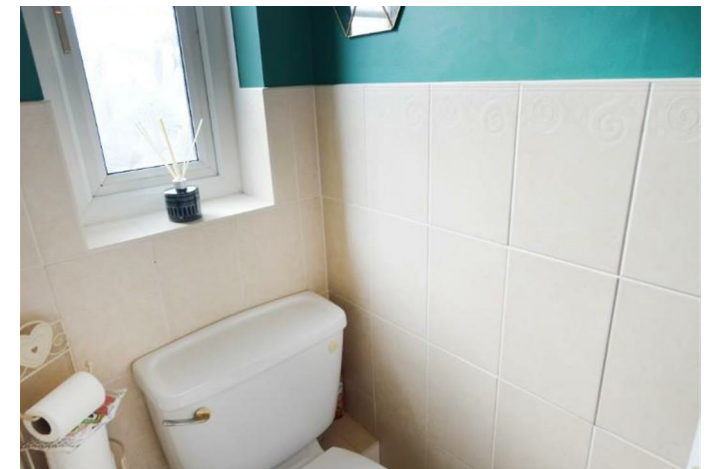
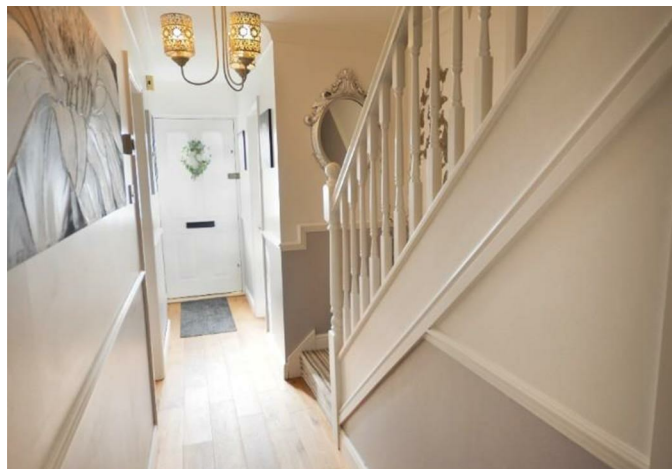


# 4 SYCAMORE DRIVE

## Property at a glance

- executive detached family home
- four double bedrooms (master fitted and with a modern stylish recently fitted en-suite shower room)
- located on the popular Riding Gate estate
- positioned in a small select cul-de-sac
- guest WC/cloaks
- two reception rooms plus PVC double glazed conservatory
- modern spacious kitchen with integrated appliances
- modern stylish recently installed family bathroom
- pattern imprinted driveway providing off road parking for two cars leading to the attached single garage
- private rear garden

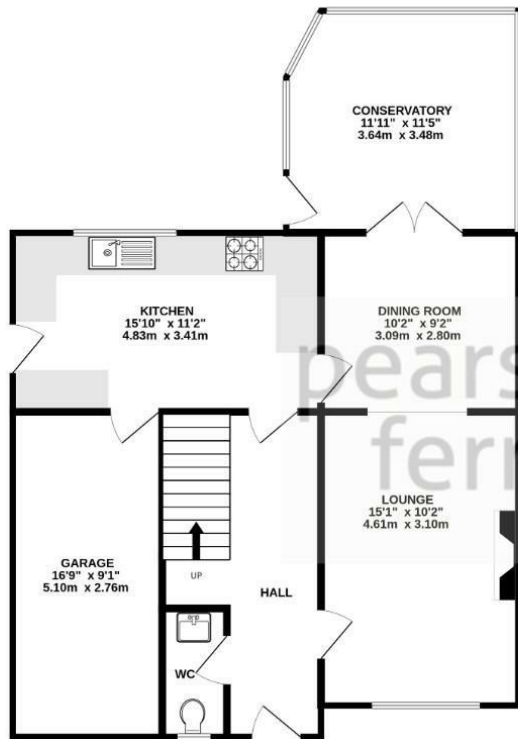
Introducing Sycamore Drive, Radcliffe – a modern executive detached family home nestled within a prime sought-after residential location, offering easy access to local amenities, schools, shops, and transport networks, including motorways and Radcliffe met station for seamless connections to Manchester City centre and beyond. This property boasts PVC double glazing, a gas central heating system, a guest WC, a feature lounge, separate dining area, and a PVC double glazed conservatory with views of the private mature rear garden. The modern spacious kitchen comes complete with integrated appliances, complemented by access to the integral single garage. Upstairs, discover four generous bedrooms, three of which are fitted, with the master showcasing a recently installed en-suite shower room and a modern stylish recently installed family bathroom Outside, a pattern imprinted driveway offers parking for two cars, alongside a mature private rear garden. Early viewing is recommended to avoid any disappointment.







GROUND FLOOR  
786 sq.ft. (73.1 sq.m.) approx.

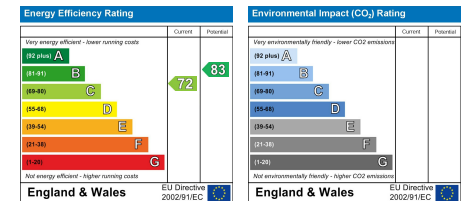


1ST FLOOR  
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 1428 sq.ft. (132.6 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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