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1 HONITON GROVE  
Manchester, M26 3QF  
Offers In The Region Of £320,000



# 1 HONITON GROVE

## Property at a glance

- spacious detached family home
- four generously sized bedrooms
- nestled within a secluded cul-de-sac
- guest WC
- PVC double glazing & GCH system
- spacious lounge
- stunning open-plan shaker style kitchen with integrated appliances
- modern shower room
- driveway provides parking for three cars, leading to a detached single garage, and mature gardens to both the front and rear
- viewing recommended

Introducing 1 Honiton Grove, Radcliffe – a charming four-bedroom detached family home nestled within a secluded cul-de-sac. Boasting ample space, this freehold property offers convenience with proximity to local amenities, schools, shops, and transport links, including Radcliffe met station for swift access to Manchester City centre and beyond. Early viewing is recommended to fully appreciate its features, including PVC double glazing, a gas central heating system, ground floor WC, spacious lounge, and a stunning open-plan shaker style kitchen with integrated appliances. Upstairs, four generously sized bedrooms, alongside a modern shower room. Outside, a driveway provides parking for three cars, leading to a detached single garage, and mature gardens to both the front and rear.

## Additional Information:

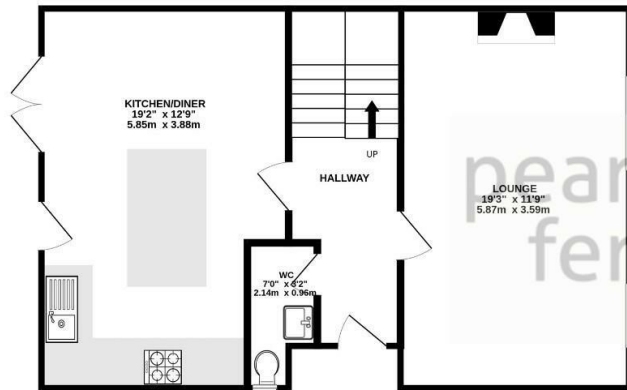
Tenure - Freehold  
Council Tax band D payable to Bury MBC. Council Tax rates amount for 2023/2024 = £2179.56  
EPC Rating: C



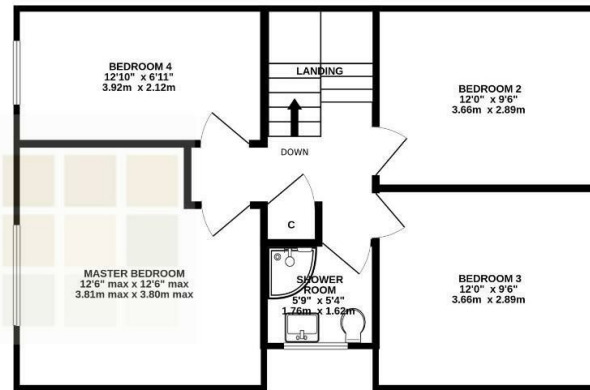




GROUND FLOOR  
575 sq.ft. (53.4 sq.m.) approx.

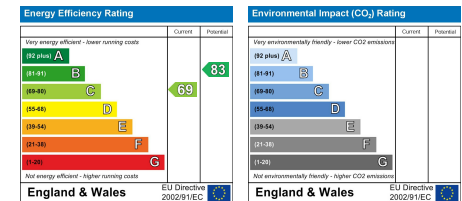


1ST FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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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