



PEARSON FERRIER®  
**BLACK LABEL**

**5, Cloughbank  
Radcliffe, Manchester  
£450,000**

# Cloughbank Radcliffe, Manchester

We are thrilled to bring to the market this gorgeous, modern-built executive extended detached family home, offering an exceptional standard of living in the heart of Stoneclough Village. Situated within a small, select cul-de-sac, this beautifully presented home is conveniently placed for all local amenities while providing a peaceful and private setting.

Designed to an exceptionally high specification, the property boasts four generous-sized bedrooms, with the master and second bedroom featuring fitted wardrobes, and the master benefitting from an ensuite shower room.

The heart of the home is the modern, stylish, open-plan, state-of-the-art kitchen, equipped with integrated appliances, a hob on the island with an extractor fan and child lock safety feature, and a boiling water hot tap—perfect for modern family living. The property also benefits from electric Velux windows, allowing natural light to flood the space.

The ground floor features underfloor heating throughout and offers a snug, a dedicated office/study, a utility room, and a ground-floor shower room for added convenience. Upstairs, the modern, stylish family bathroom serves the additional bedrooms.

Externally, this home offers ample off-road parking for up to six vehicles on the large driveway. The low-maintenance landscaped rear garden boasts a composite decked area with LED lighting, an artificial lawn, and leads to a fantastic outside bar/gym area, creating the perfect space for entertaining or relaxing.


Additional features include PVC double glazing, a gas central heating system, and a fully boarded loft, providing excellent storage.

This stunning family home is a must-see! Contact Pearson Ferrier Black Label today to arrange your viewing and experience everything this exceptional property has to offer.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

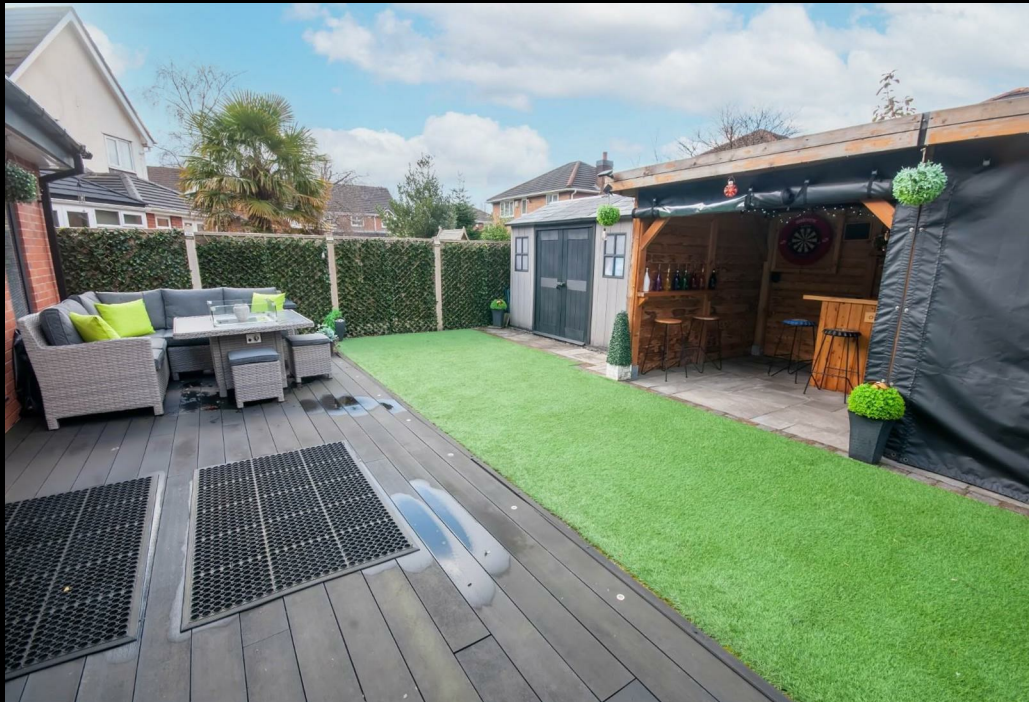




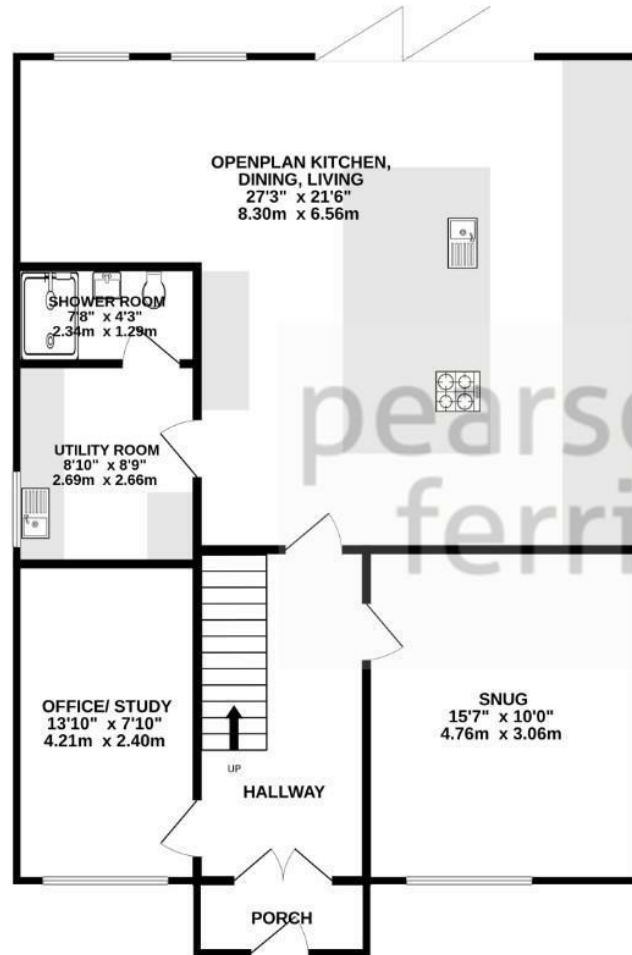








GROUND FLOOR  
1002 sq.ft. (93.1 sq.m.) approx.



1ST FLOOR  
566 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1568 sq.ft. (145.6 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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