



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Victoria Street, Radcliffe, M26 3AY

### £150,000

THE PERFECT FIRST TIME HOME IN RADCLIFFE

This fantastic two bedroom home is being proudly welcomed to the market in the well sought after area of Radcliffe. This property has been newly renovated to the highest standard throughout with immaculate presentation, spacious rooms and modern fixtures and fittings and is ready to move straight into. Boasting a light and spacious living room, two double bedrooms and a three piece bathroom suite, this property is ideally suited to a first time buyer or rental investor. The property is located just a short distance away from local amenities, close to local schools and has easy access to major commuter routes.

Comprising briefly; entrance via the front door to a welcoming hallway. The hallway houses stairs to the first floor and has doors leading to a spacious reception room and a good size kitchen/dining room. The kitchen/dining room has patio doors leading out to the rear. The first floor comprises of a landing which gives access to two double bedrooms and a three piece bathroom suite. Externally, to the front there is on street parking, to the rear there is an enclosed yard.

For further information, or to arrange a viewing, please contact our Bury team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents



# Victoria Street, Radcliffe, M26 3AY

£150,000



- Stunning Mid Terraced Property
- Blank Canvas
- Updated to Highest Standard
- EPC Rating D
- Two Bedrooms
- Modern Fitted Kitchen
- Tenure Leasehold
- Three Piece Bathroom
- Neutral Decoration
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

4'1 x 2'10 (1.24m x 0.86m)

UPVC double glazed frosted front door, tiled flooring and door to hall.

### Hall

10'6 x 3 (3.20m x 0.91m)

Central heating radiator, smoke detector, spotlights, wood effect laminate flooring, doors to inner hall and reception room.

### Reception Room

13'10 x 10'10 (4.22m x 3.30m )

UPVC double glazed window, central heating radiator, meter cupboard, television point and spotlights.

### Inner Hall

3 x 2'5 (0.91m x 0.74m )

Spotlights, stairs to first floor and door to dining room.

### Dining Room

14'3 x 10'8 (4.34m x 3.25m)

Central heating radiator, spotlights, wood effect laminate flooring, open to kitchen and UPVC double glazed patio doors to rear.

### Kitchen

8'5 x 6'3 (2.57m x 1.91m )

UPVC double glazed window, spotlights, smoke detector, mix of gloss wall and base units, integrated electric oven with four ring gas hob and extractor hood, marble effect surfaces and splashbacks, stainless steel sink and drainer with mixer tap and tiled flooring.

## First Floor

### Landing

10'10 x 2'11 (3.30m x 0.89m )

Spotlights, smoke detector, doors leading to two bedrooms and bathroom.

### Bedroom One

14'3 x 13'10 (4.34m x 4.22m)

UPVC double glazed window, central heating radiator and spotlights.

### Bedroom Two

11'1 x 10'9 (3.38m x 3.28m)

UPVC double glazed window, central heating radiator, spotlights and over stairs storage.

### Bathroom

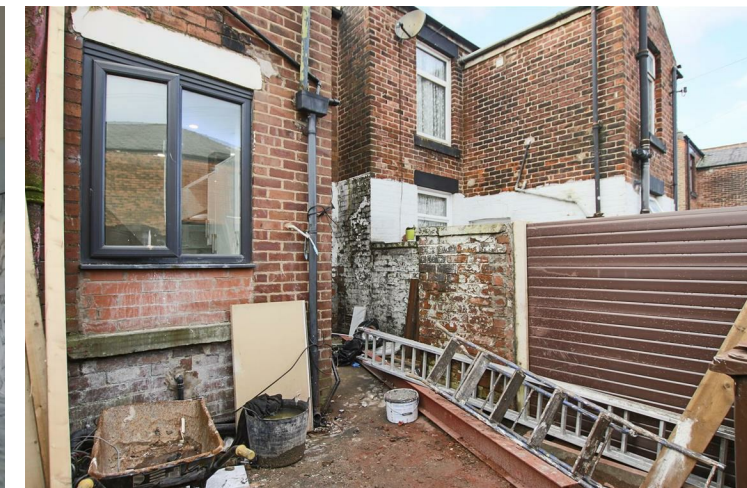
8 x 6'3 (2.44m x 1.91m )

UPVC double glazed frosted window, central heating towel rail, vanity top wash basin with mixer tap, dual flush WC, panel bath with mixer tap, spotlights, tiled elevations and tiled flooring.

## Exterior

### Rear

Enclosed yard.



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