



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.



Chestnut Fold, Radcliffe, M26 4SX

Offers Over £370,000

STUNNING MODERN FAMILY HOME IN A PICTURESQUE SETTING

Welcome to Chestnut Fold, Radcliffe, Manchester - a stunning property that offers the perfect blend of modern living and countryside charm. This spacious four bedroom house boasts three reception rooms and three bathrooms, making it an ideal family home for those looking for both comfort and style.

Step inside to discover a beautifully decorated interior with modern appliances that are sure to impress even the most discerning buyer. The open plan dining kitchen is perfect for entertaining guests or simply enjoying family meals together.

One of the highlights of this property is the fantastic rural views that can be enjoyed from the garden, providing a peaceful and tranquil setting to relax and unwind. Situated on a private plot within a popular estate, this home offers both privacy and a sense of community.

Don't miss out on the opportunity to make this house your home - book a viewing with our Bury office today and experience the best of modern living in a picturesque countryside setting.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Chestnut Fold, Radcliffe, M26 4SX

Offers Over £370,000



- Tenure Leasehold
- Off Road Parking And Access To A Garage
- Contemporary Fitted Kitchen
- Envious Garden Space With Countryside Views

- Council Tax Band D
- Spacious Detached Property
- Open Plan Living Space

- EPC Rating TBC
- Four Bedrooms With Viewing Essential
- Ready To Move Into

Ground Floor

Entrance

Composite door to vestibule.

Vestibule

4'5 x 4'2 (1.35m x 1.27m)
Central heating radiator and laminate flooring.

Reception Room One

16'2 x 12'2 (4.93m x 3.71m)
UPVC double glazed window, central heating radiator, electric fire and laminate flooring.

Kitchen

17'6 x 9'2 (5.33m x 2.79m)
UPVC double glazed window, central heating radiator, range of high gloss wall and base units, marble work tops, double oven in a high rise unit, four ring gas hob, glass splash back, extractor hood, integrated fridge freezer, integrated dish washer, composite sink and drainer with mixer tap, LED spotlights, laminate flooring, doors to utility room and conservatory.

Utility

5'6 x 5'3 (1.68m x 1.60m)
UPVC double glazed door to rear, high gloss wall and base units, marble effect work top, plumbed for washing machine, door to WC and laminate flooring.

WC

4'11 x 3'7 (1.50m x 1.09m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, tiled splash back and laminate flooring.

Conservatory

12'4 x 10' (3.76m x 3.05m)
UPVC double glazed windows, LED spotlights, television point, laminate flooring and UPVC double glazed French doors to rear.

First Floor

Landing

9' x 4'8 (2.74m x 1.42m)
Loft access, smoke alarm, doors to four bedrooms and bathroom.

Bedroom One

13'5 x 10'2 (4.09m x 3.10m)
UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

En Suite

6'8 x 4'6 (2.03m x 1.37m)
UPVC double glazed frosted window, central heating towel rail, vanity top wash basin with mixer tap, direct feed shower enclosure and rinse head, tiled elevation and tiled floor.

Bedroom Two

11'3 x 8'10 (3.43m x 2.69m)
UPVC double glazed window and central heating radiator.

Bedroom Three

10'11 x 6'9 (3.33m x 2.06m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Four

9'4 x 7'2 (2.84m x 2.18m)
UPVC double glazed window and central heating radiator.

Bathroom

6'5 x 5'3 (1.96m x 1.60m)
UPVC double glazed frosted window, central heating towel rail, vanity top wash basin with mixer tap, dual flush WC, panelled bath with mixer tap and overhead direct feed shower with rinse head, tiled elevation, extractor fan and tiled floor.

External

Rear

Composite decking, laid to lawn garden, mature shrubs stone chip borders to the side of property and countryside views.

Front

Paved driveway and access to garage.

