

## Ground Floor



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.



## Oakwood Grove, Radcliffe, M26 2YL

### Offers Over £110,000

FIRST FLOOR TWO BEDROOM PROPERTY - SOLD WITH SITTING TENANT CURRENTLY PAYING £700PCM

This beautiful two bedroom property is being proudly welcomed to the market in the Radcliffe. The property is situated just a short drive to the town centre of Bury where there are an abundance of shops, the Rock shopping centre, pubs and plenty of eateries. The property is beautifully presented throughout boasting two good sized bedrooms, a fitted kitchen, a bright living room, two Juliet balcony's, a three piece bathroom suite and off road parking. The property is conveniently close for accessing well regarded schools, local amenities, bus routes, major commuter routes and isn't far from Manchester.

The property comprises briefly to the first floor; A welcoming entrance to the hallway which has door providing access to two bedrooms, the living room, a three piece bathroom suite and a storage cupboard. The main bedroom has doors leading to the Juliet balcony. The living room has doors providing access to the Juliet balcony and to the kitchen. Externally to the front of the property there is a parking space for one vehicle. To the rear of the property there is a laid to lawn communal garden.

Viewings can be arranged by calling our Bury team, at your earliest convenience

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.

# Oakwood Grove, Radcliffe, M26 2YL

## Offers Over £110,000



- Immaculate Apartment
- Contemporary Fitted Kitchen
- Allocated Parking
- EPC Rating C
- Sold with Sitting Tenant
- Neutral Decoration Throughout
- Tenure Leasehold
- Two Bedrooms
- Communal Gardens
- Council Tax Band A

### Ground Floor

#### Hallway

13'7 x 9'2 (4.14m x 2.79m)

Entrance to building via telecom to reception, entrance to apartment via a wood front door to hallway, electric heater, fuse box, smoke alarm and doors to bedroom, dining room, living room, bathroom and storage cupboard.

#### Bedroom One

12'3 x 8'5 (3.73m x 2.57m)

Electric heater, fitted wardrobes and UPVC double glazed door to Juliet balcony.

#### Bedroom Two

8'9 x 7'7 (2.67m x 2.31m)

UPVC double glazed window and electric heater.

#### Bathroom

8'8 x 4'11 (2.64m x 1.50m)

Electric heater, dual flush WC, pedestal wash basin with traditional taps, panelled bath with traditional taps, tiled elevations, extractor fan and tiled flooring.

#### Living Room

14'3 x 14'2 (4.34m x 4.32m)

Two UPVC double glazed windows, electric heater, two feature wall lights, television points, electric fire, double doors to kitchen and UPVC double glazed doors to Juliet balcony.

#### Kitchen

9'3 x 8'3 (2.82m x 2.51m)

Range of wall and base units with laminate worktops, stainless steel sink and drainer with mixer tap, tiled splashback, Hoover oven, four ring electric hob, space for fridge freezer, smoke alarm and tiled flooring.

#### External

##### Rear

South-facing communal gardens.

##### Front

Allocated parking.

