

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.

Shakespeare Avenue, Radcliffe, M26 3QZ

Offers Over £180,000

STUNNING FAMILY HOME IN A TRANQUIL LOCATION

Welcome to Shakespeare Avenue, Radcliffe, Manchester - a charming location for this delightful house. This property boasts a spacious and modern design, perfect for comfortable living. With one reception room, three bedrooms, and a bathroom, this house offers ample space for a family or those who enjoy hosting guests.

One of the standout features of this property is the large, well-kept garden at the rear. Imagine enjoying sunny afternoons in this private outdoor space, perfect for relaxing or entertaining. Additionally, the property benefits from no overlooking properties, providing a sense of privacy, and offers views of fields to the rear, creating a peaceful and picturesque setting.

Situated on a corner plot within a quiet close, this house offers a tranquil environment away from the hustle and bustle, making it an ideal retreat to come home to. Despite its peaceful location, the property provides easy access to local amenities, ensuring convenience for daily needs.

Don't miss the opportunity to make this house your home - a perfect blend of modern living, tranquility, and convenience. Contact us today to arrange a viewing and experience the charm of this lovely property on Shakespeare Avenue.

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- Tenure Freehold
- On Street Parking
- Ideal Family Home
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Three Bed Townhouse Property
- Viewing Essential
- EPC Rating D
- Fitted Kitchen And Three Piece Shower Room
- Envious Ample Sized Enclosed Rear Garden Space

Ground Floor

Entrance

UPVC double glazed door to hall.

Hall

10'4 x 4'10 (3.15m x 1.47m)

UPVC double glazed frosted leaded window, central heating radiator, doors to reception room, kitchen, stairs to first floor and laminate flooring.

Reception Room

17'9 x 10'4 (5.41m x 3.15m)

UPVC double glazed bow window, central heating radiator, coving, ceiling rose, ceiling fan with light, gas fire with wood mantle, marble surround and hearth, television point, laminate flooring and UPVC sliding doors to rear garden.

Kitchen

12'4 x 10'1 (3.76m x 3.07m)

UPVC double glazed window, range of wall and base units, laminate work top, double oven in a high rise unit, four ring gas hob, tiled splash back, extractor hood, space for fridge freezer, ceramic sink with drainer and mixer tap, plumbed for washing machine, laminate flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

9'4 x 6'3 (2.84m x 1.91m)

Loft access, doors to three bedrooms and shower room.

Bedroom One

13'10 x 8' (4.22m x 2.44m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

12'11 x 7'7 (3.94m x 2.31m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

12'5 x 4'6 (3.78m x 1.37m)

UPVC double glazed window, central heating radiator and coving.

Shower Room

8'11 x 5'4 (2.72m x 1.63m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosure, part tiled elevation, extractor fan and tiled floor.

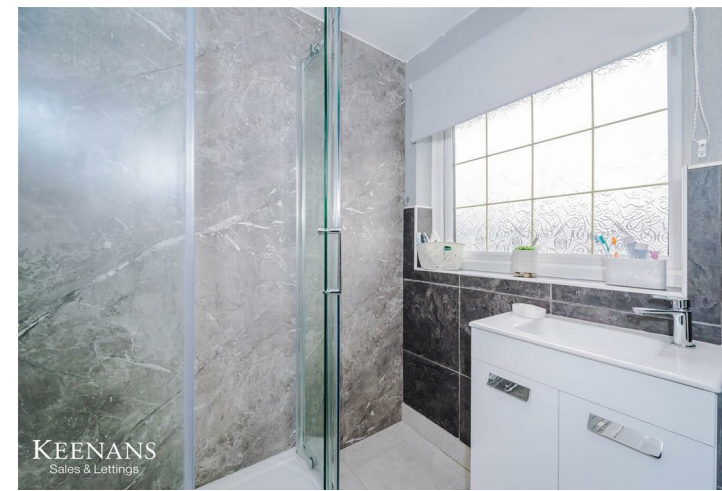
External

Rear

Paved patio with laid to lawn, bedding areas and outbuilding.

Front

Enclosed paved courtyard with raised beds and mature shrubs.



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