



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	76
(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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Ringley Road West, Radcliffe, M26 1DL

£410,000

A SPACIOUS SEMI-DETACHED FAMILY HOME

Nestled in the charming Ringley Road West of Radcliffe, this semi-detached house offers a delightful blend of comfort and convenience. Boasting two reception rooms and four bedrooms, this property is perfect for a growing family seeking a spacious abode to call home.

The property features a well-appointed bathroom and is designed to cater to the needs of a modern family. The two generously sized reception rooms provide ample space for entertaining guests or simply relaxing with loved ones. Additionally, the planning permission for a single-storey extension opens up exciting possibilities for customising and expanding the living space to suit your needs and preferences.

One of the standout features of this property is its wonderful views to the rear, offering a picturesque backdrop for everyday living. Additionally, the charming rear garden provides a tranquil outdoor space to unwind and enjoy the fresh air.

Convenience is key with this property, as it offers ample off-road parking, making it easy for you and your family to come and go as you please. Furthermore, its location is ideal for commuting, ensuring that you can easily access all the amenities and attractions that Manchester has to offer.

Ringley Road West, Radcliffe, M26 1DL

£410,000



- Impressive Semi Detached Property
- Sought After Location
- Off Road Parking
- EPC Rating D
- Four Generously Sized Bedrooms
- Perfect Family Home
- Tenure Leasehold
- Panoramic Countryside Views
- Two Reception Rooms
- Council Tax Band D

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

13'10 x 6'2 (4.22m x 1.88m)

Central heating radiator, ceiling rose, smoke alarm, wood effect flooring, stairs to the first floor, doors to reception room one, reception room two and the kitchen diner.

Reception Room One

25'4 x 11'11 (7.72m x 3.63m)

UPVC double glazed bay window, three central heating radiators, two ceiling roses, picture rail, living flame gas fire, UPVC double glazed French doors to the rear.

Reception Room Two

16'1 x 8'7 (4.90m x 2.62m)

UPVC double glazed bay window, central heating radiator, picture rail wood effect flooring.

Kitchen Diner

15'11 x 9'4 (4.85m x 2.84m)

UPVC double glazed window, central heating radiator a range of wood effect wall and base units with granite effect laminate surface, tiled splash backs, ceramic one and half sink and drainer with mixer tap, freestanding oven with a four ring gas hob, extractor hood, space for fridge freezer, plumbing for wash machine, wood effect flooring, door to the utility room.

Utility Room

7 x 6'11 (2.13m x 2.11m)

UPVC double glazed window, ceramic butler sink, wall mounted boiler, plumbing for washing machine and dryer, tiled flooring, hardwood door to the rear.

First Floor

Landing

7'4 x 7 (2.24m x 2.13m)

Central heating radiator, loft access, smoke alarm, doors to four bedrooms and bathroom.

Bedroom Two

16'9 x 8'8 (5.11m x 2.64m)

Two UPVC double glazed window, central heating radiator, dado rail.

Bedroom Four

11'4 x 11'2 (3.45m x 3.40m)

UPVC double glazed window, central heating radiator, picture rail.

Bedroom Three

13'6 x 11'3 (4.11m x 3.43m)

UPVC double glazed window, central heating radiator, picture rail.

Bedroom One

16'9 x 8'9 (5.11m x 2.67m)

Central heating radiator, UPVC double glazed French doors to a Juliet balcony.

Bathroom

9 x 7 (2.74m x 2.13m)

UPVC double glazed frosted window, chrome heated towel rail a four piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap, direct feed rainfall walk in shower with rinse head, tiled elevations, spotlights, PVC panelling to the ceiling, tiled flooring.

External

Front

Laid to lawn garden with block paving, off road parking.

Rear

Laid to lawn garden with bedding areas, timber storage shed, block paved patio areas.



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