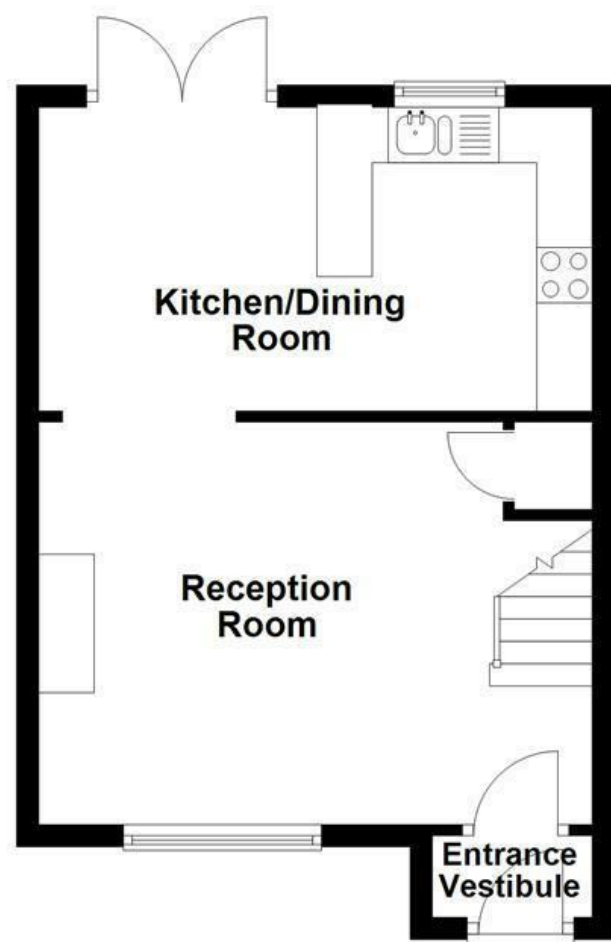
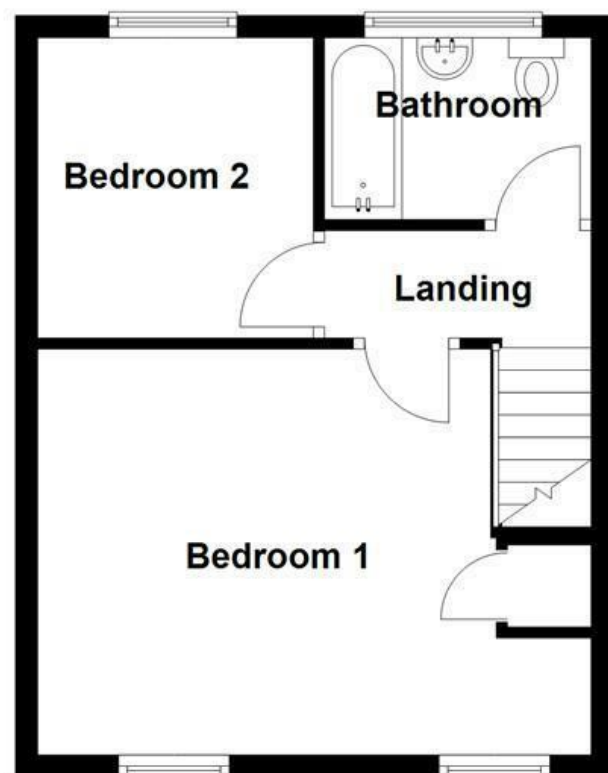


Ground Floor
Approx. 360.9 sq. feet



First Floor
Approx. 347.9 sq. feet



Total area: approx. 708.8 sq. feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(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.



Warwick Road, Radcliffe, M26 4HL

Offers Over £189,950

PERFECT FOR YOUR FIRST HOME!

Nestled in the serene Warwick Road of Radcliffe, Manchester, this charming semi-detached house is a true gem waiting to be discovered. Boasting a delightful blend of modern comforts and traditional charm, this 2-bedroom property is sure to capture your heart.

As you step inside, you are greeted by a welcoming reception room that sets the tone for the rest of the house. The spacious main bedroom offers a peaceful retreat, providing ample space for relaxation and storage, ensuring a clutter-free environment.

The heart of this home lies in the well-equipped kitchen/dining room, where culinary delights come to life and entertaining guests is a breeze. Whether you're hosting a dinner party or enjoying a quiet meal for two, this space caters to all your needs.

The second bedroom, versatile in its functionality, can serve as a cosy guest room, a productive office space, or a comfortable haven for additional family members. The possibilities are endless in this thoughtfully designed home.

Warwick Road, Radcliffe, M26 4HL

Offers Over £189,950



- Semi Detached Property
- One Reception Room
- Off Road Parking
- EPC Rating: C
- Two Bedrooms
- Three Piece Family Bathroom
- Freehold
- Open Plan Kitchen Dining
- Enclosed Rear Garden
- Council Tax Band: B

Ground Floor

Vestibule

4'9 x 2'5 (1.45m x 0.74m)

Composite entrance door and door to reception room.

Reception Room

13'7 x 11'11 (4.14m x 3.63m)

UPVC double glazed window, central heating radiator, wall mounted inset gas fire, under stairs storage, stairs to first floor and open access to kitchen/dining room.

Kitchen/Dining Room

16'5 x 9' (5.00m x 2.74m)

UPVC double glazed window, central heating radiator, coving, range of wall and base units, laminate worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated single oven, four burner gas hob, extractor hood, tiled splash back, plumbing for washing machine, space for dryer, boiler, laminate floor and UPVC French doors to rear.

First Floor

Landing

6'1 x 3'3 (1.85m x 0.99m)

UPVC double glazed window, storage heater, loft access, smoke detector and doors to two bedrooms and bathroom.

Bedroom One

13'7 x 12' (4.14m x 3.66m)

UPVC double glazed window, central heating radiator, fitted wardrobes, over stairs storage and laminate flooring.

Bedroom Two

9'2 x 7'2 (2.79m x 2.18m)

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

Bathroom

6' x 5'5 (1.83m x 1.65m)

UPVC double glazed frosted window, central heating radiator, low level WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head, extractor fan, tiled elevations and laminate flooring.

External

Front

Laid to lawn, bedding area and tarmac drive for off road parking.

Rear

Enclosed laid to lawn and bedding areas,



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