



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	55	
(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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Church Road, Radcliffe, M26 1HJ

Offers Over £160,000

STUNNING VICTORIAN STYLE MID TERRACE PROPERTY

Situated on Church Road in the heart of Radcliffe, Manchester, this charming mid-terrace property is a true gem waiting to be discovered. This delightful home boasts two bedrooms, one which is currently used as a study but features a built-in bed, plus a fantastic attic space.

As you step inside, you'll be greeted by a beautifully renovated interior that seamlessly blends classic charm with modern amenities. The lovingly restored fireplaces, intricate mouldings, and vintage touches throughout this home add a touch of nostalgia and character to the space.

The property features a reception room that is perfect for entertaining guests or simply relaxing after a long day. The bedrooms offer a peaceful retreat, while the thoughtfully updated bathroom featuring a whirlpool bath ensures both style and convenience.

The real highlight of this home is the spacious attic conversion which features a WC. This room has been converted to a very high standard and has scope to be a third bedroom.

Outside, the enchanting front exterior of the house is a sight to behold, while the carefully preserved interior pays homage to the beauty of the Victorian era. If you're someone who appreciates the grandeur and

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 **2**  **1**  **2**  **D**

- Charming Mid Terrace Property
 - Four Piece Bathroom Suite
 - Enclosed Yard to Rear
 - EPC Rating D
- Two Bedrooms
 - Contemporary Fitted Kitchen
 - Tenure Leasehold
- Spacious Loft Room Featuring WC
 - High Quality Fixtures and Fittings
 - Council Tax Band A

Ground Floor

Entrance Vestibule

4'8 x 2'5 (1.42m x 0.74m)

Hardwood double glazed frosted leaded front door, wood panelled elevations, tiled flooring and door to reception room.

Reception Room

15'5 x 13'2 (4.70m x 4.01m)

Hardwood double glazed box window, central heating radiator, coving, picture rail, dado rail, television point, gas fire with with mantel and marble hearth, integrated alcove shelving with downlights, fitted storage, solid wood flooring and door to kitchen.

Kitchen

15'7 x 10'9 (4.75m x 3.28m)

Hardwood double glazed leaded window, central heating radiator, range of panelled wall and base units with quartz worktops, tiled splashback, ceramic butler sink with high spout spring mixer tap, five ring range cooker, integrated extractor hood, space for American-style fridge freezer, plumbing for dishwasher and washing machine, space for dryer, understairs storage, coving, spotlights, tiled flooring, door to dining room and stairs to first floor.

Dining Room

10'3 x 6'0 (3.12m x 1.83m)

Hardwood double glazed window, central heating radiator, plasterboard to ceiling, spotlights, solid wood flooring and hardwood single glazed double doors and windows to storage room.

First Floor

Landing

8'6 x 4'7 (2.59m x 1.40m)

Smoke detector, loft hatch, coving, doors to two bedrooms, bathroom and stairs to second floor.

Bedroom One

14'10 x 11'5 (4.52m x 3.48m)

Hardwood double glazed leaded window, central heating radiator, fitted wardrobes and solid wood flooring.

Bedroom Two

12'6 x 5'10 (3.81m x 1.78m)

Hardwood double glazed leaded window, central heating radiator, fitted wardrobe, fitted bed, spotlights and solid wood flooring.

Bathroom

10'10 x 7'4 (3.30m x 2.24m)

Hardwood double glazed frosted leaded window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, jacuzzi bath with mixer tap, shower, boiler cupboard, wood panelling to ceiling, partially tiled elevations and tiled flooring.

Second Floor

Attic Room

15'9 x 13'6 (4.80m x 4.11m)

Three Velux windows, wood panelling, solid wood flooring and WC.



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