

## Bridgewater View, Radcliffe, M26 2TW

### Offers Over £280,000

#### AN ENVIABLE FAMILY HOME

Having been presented and updated to the highest standard throughout with stylish decoration, modern fixtures and fittings and stunning viaduct views, this exceptional three bedroom terraced property is being proudly welcomed to the market in the sought after location of Radcliffe on a popular estate. With fantastic low maintenance gardens, open plan kitchen space and two bathrooms, this property has everything needed to make the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Bolton, Manchester and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a hallway and WC. The hallway leads openly on to a contemporary fitted kitchen diner, door through to a spacious reception room and houses a staircase to the first floor. The kitchen diner boasts modern wall and base units and high quality integrated appliances. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally there is a beautifully landscaped garden with paving, decking and artificial lawn. To the front there is a paved area with double driveway.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



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 3  2  1  B

- Exquisite Mid Terrace Property
- Modern Fitted Dining Kitchen
- Off Road Parking
- EPC Rating B
- Three Bedrooms
- Stylish Decoration Throughout
- Tenure Freehold
- Two Bathrooms
- Low Maintenance Rear Garden
- Council Tax Band C

### Ground Floor

#### Entrance Hall

7'1 x 3'4 (2.16m x 1.02m )

Composite double glazed frosted front door, upright central heating radiator with mirror, smoke detector, oak effect Kardean flooring, doors to inner hall and WC.

#### WC

7'1 x 3'3 (2.16m x 0.99m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, spotlights, extractor fan and oak effect Kardean flooring.

#### Inner Hall

13'11 x 6'11 (4.24m x 2.11m)

Spotlights, under stairs storage, oak effect Kardean flooring, open to kitchen/dining area, door to reception room and stairs with spotlights to first floor.

#### Kitchen/Dining Area

15'10 x 8'6 (4.83m x 2.59m )

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite effect work surfaces and splashback, composite one and a half bowl sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, integrated fridge freezer, dishwasher and washing machine, spotlights, under unit lighting and tiled effect Kardean flooring.

#### Reception Room

15'9 x 11'8 (4.80m x 3.56m)

Central heating radiator, television point, oak effect Kardean flooring and UPVC double glazed French doors to rear.

### First Floor

#### Landing

12'8 x 7'0 (3.86m x 2.13m)

Central heating radiator, smoke detector, access to partially boarded loft, over stairs storage, doors to three bedrooms and bathroom.

#### Bedroom One

12'0 x 10'2 (3.66m x 3.10m )

UPVC double glazed window with fitted shutters, central heating radiator, spotlights, television point and door to en suite.

#### En Suite

8'6 x 3'2 (2.59m x 0.97m )

Central heated towel rail, direct feed shower enclosed, pedestal wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan and lino flooring.

#### Bedroom Two

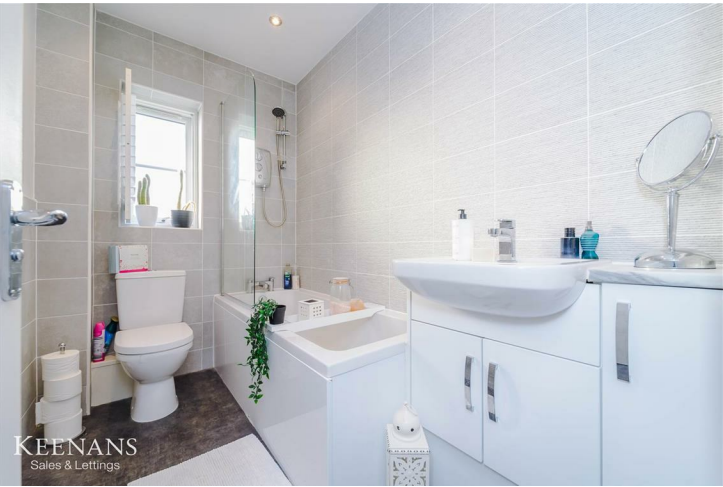
11'11 x 8'6 (3.63m x 2.59m )

UPVC double glazed window, central heating radiator and spotlights.

#### Bedroom Three

11'7 x 7'0 (3.53m x 2.13m)

UPVC double glazed window, central heating radiator and spotlights.



Tel: 01617510340

www.keenans-estateagents.co.uk