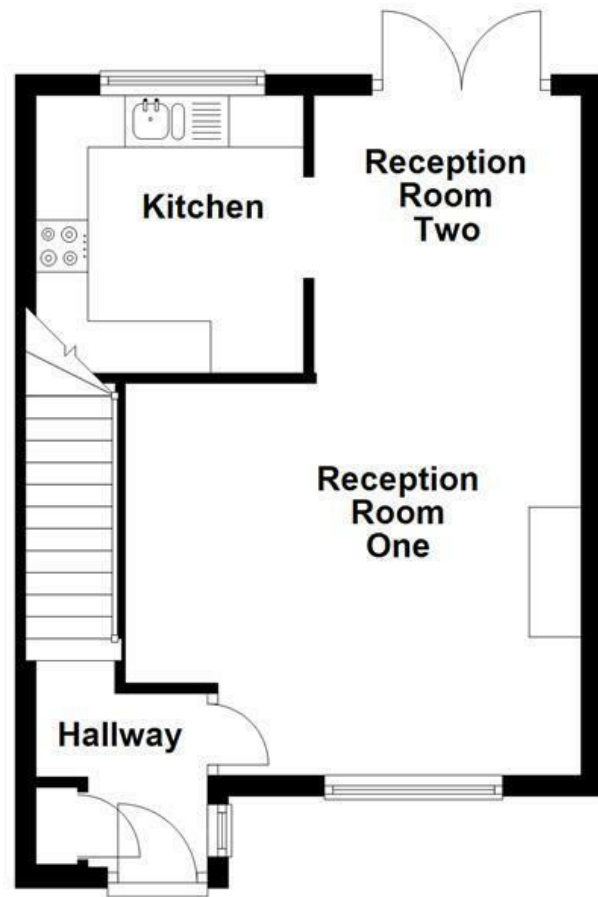
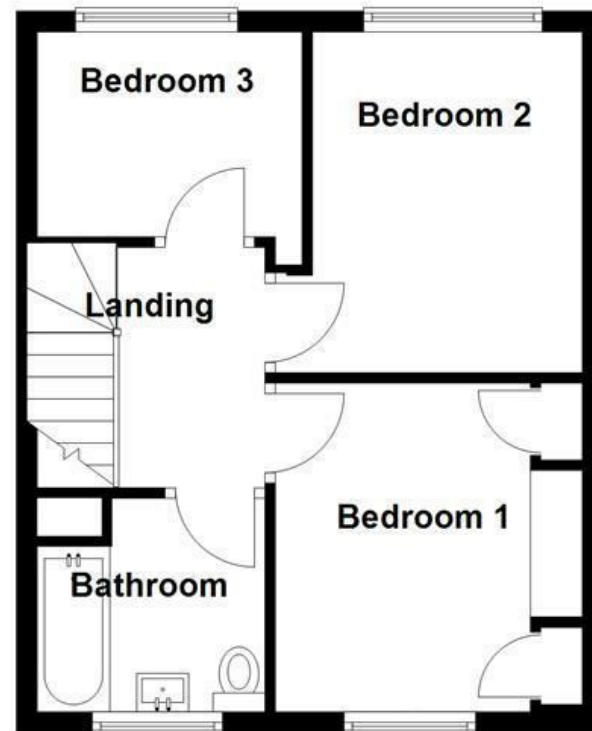


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(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.

Cross Field Drive, Radcliffe, M26 3RX

Offers Over £220,000

SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY

Situated in the area of Radcliffe, Manchester, this delightful house on Cross Field Drive offers a perfect blend of comfort and convenience. With three spacious bedrooms, this property is ideal for families or those seeking extra space. The well-appointed reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

The modern kitchen is designed with functionality in mind, making meal preparation a pleasure. It is well-equipped and offers ample storage, ensuring that all your culinary needs are met. The bathroom is thoughtfully designed, providing a serene space for unwinding after a long day.

One of the standout features of this property is the low maintenance rear garden, which offers a private outdoor space for enjoying the fresh air without the burden of extensive upkeep. Additionally, off-road parking is available, providing convenience and peace of mind for residents and visitors alike.

Situated close to major community routes, this home benefits from excellent transport links, making it easy to access local amenities and the wider Manchester area. Whether you are commuting for work or exploring the vibrant local community, this location is both practical and appealing.

Cross Field Drive, Radcliffe, M26 3RX

Offers Over £220,000

 3  1  1  C

- Tenure Leasehold
 - Off Road Parking
 - Ample Low Maintenance Garden Space
 - Close Proximity To Local Amenities
- Council Tax Band B
 - Viewing Essential
 - Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating C
 - Ideal Family Home
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

UPVC double glazed frosted door to hallway.

Hallway

6'6 x 5'5 (1.98m x 1.65m)

Central heating radiator, smoke alarm, stairs to first floor, doors to storage and reception room one.

Reception Room One

14'1 x 12'3 (4.29m x 3.73m)

UPVC double glazed window, central heating radiator, television point, electric fire, wood effect flooring and open access to reception room two.

Reception Room Two

8'9 x 8'5 (2.67m x 2.57m)

Central heating radiator, wood effect flooring, UPVC double glazed French doors to rear and open doorway to kitchen.

Kitchen

8'9 x 8'5 (2.67m x 2.57m)

UPVC double glazed window, range of wall and base units, space for freestanding oven, extractor hood, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine and dishwasher, space for fridge freezer, enclosed boiler and vinyl flooring.

First Floor

Landing

UPVC double glazed window, loft access, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One

10'8 x 10'6 (3.25m x 3.20m)

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

Bedroom Two

10'10 x 8'10 (3.30m x 2.69m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Bedroom Three

8'3 x 6'5 (2.51m x 1.96m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Bathroom

7'4 x 6'4 (2.24m x 1.93m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, tiled elevation and tiled floor.

External

Rear

Artificial turf, paved bedding areas and garage.

Front

Laid to lawn garden with drive for off road parking and leading to the garage.



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