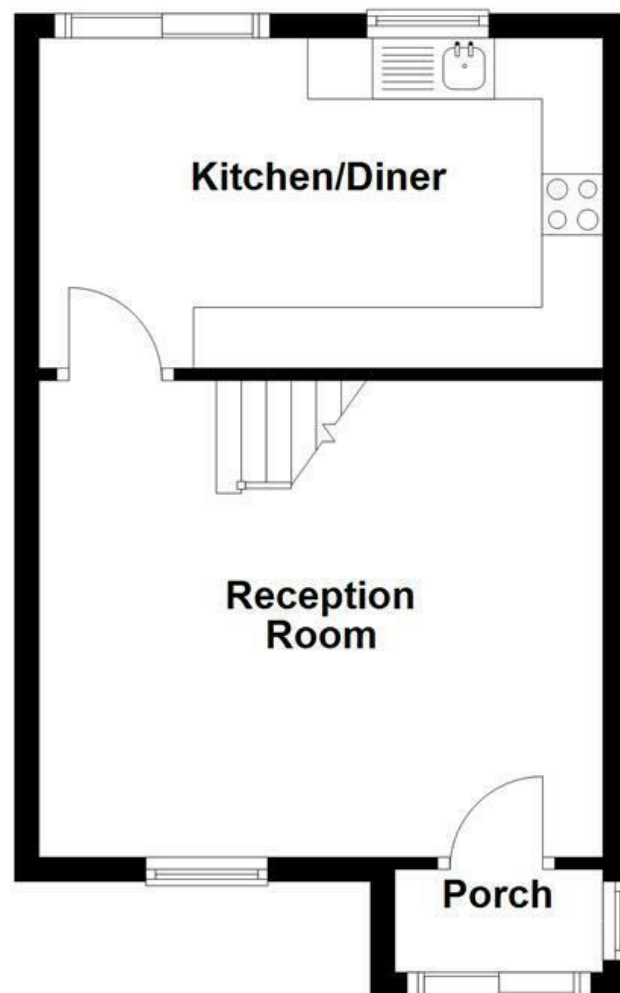
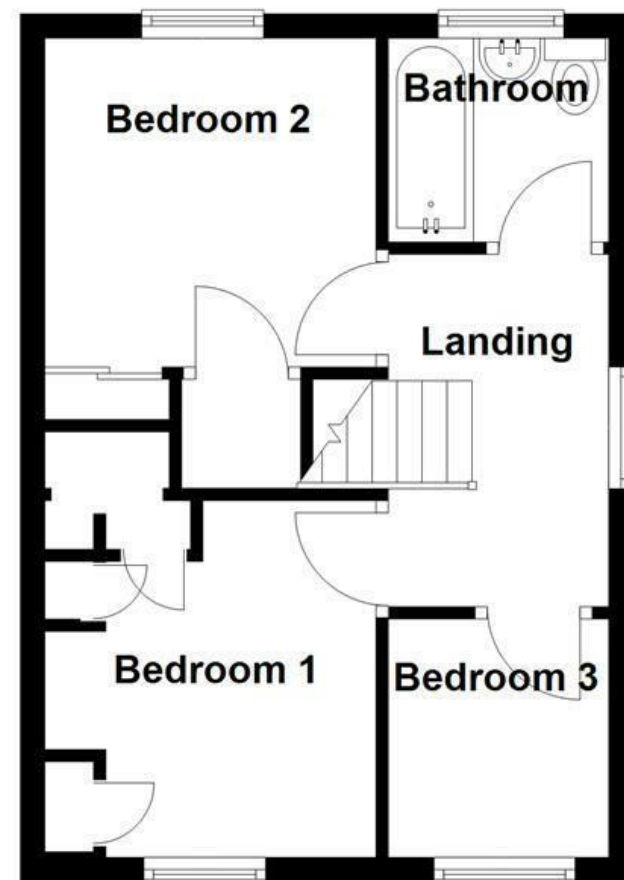


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	69	85
(81-91) B		
(69-80) C		
(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.

West Vale, Radcliffe, M26 4FG

Offers Over £220,000

AN EXCEPTIONAL SEMI DETACHED PROPERTY

Having been presented and maintained to the highest standard throughout with spacious rooms, beautiful gardens and neutral decoration, this enviable three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Radcliffe on a popular estate! With woodland views, car port and open plan kitchen diner, this property is 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, Manchester and major motorway links.

The property comprises briefly; a welcoming entrance porch leads through to a spacious reception room. The reception room guides you on to an open plan kitchen diner and houses a staircase to the first floor. The first floor comprises of doors on to three bedrooms and a family bathroom. Externally there is an enclosed garden to the rear with paving, laid to lawn and bedding areas, as well as timber storage shed. To the front there is a laid to lawn garden with paving and bedding areas, off road parking and car port.

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

West Vale, Radcliffe, M26 4FG

Offers Over £220,000

 3  1  1  C

- An Exceptional Semi Detached Property
- Gardens To The Front And Rear
- Off Road Parking
- Tenure Leasehold
- Three Bedrooms
- Added Car Port
- EPC Rating C
- Neutral Decoration
- Perfect Family Home
- Council Tax Band B

Ground Floor

Entrance

UPVC double glazed leaded French doors to the porch.

Porch

5'7 x 2'9 (1.70m x 0.84m)

UPVC double glazed leaded window, wood panelled elevations, tiled flooring, composite double glazed frosted door to the reception room.

Reception Room

15'2 x 12'10 (4.62m x 3.91m)

UPVC double glazed leaded inset window, central heating radiator, coving, electric fire with granite effect hearth and surround and oak effect mantle, television point, hardwood single glazed frosted door to the kitchen diner.

Kitchen Diner

15'2 x 8'10 (4.62m x 2.69m)

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

Bedroom One

9'6 x 8'11 (2.90m x 2.72m)

UPVC double glazed window, central heating radiator, fitted wardrobes, television point, over stairs storage cupboard.

Bedroom Two

8'11 x 8'10 (2.72m x 2.69m)

UPVC double glazed window, central heating radiator, fitted wardrobes, television point, over stairs storage cupboard.

Bedroom Three

6'5 x 5'11 (1.96m x 1.80m)

UPVC double glazed window, central heating radiator.

Bathroom

5'11 x 5'6 (1.80m x 1.68m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, panelled bath with a direct feed rainfall shower, rinse head and mixer tap, tiled elevations, extractor fan, tiled effect vinyl flooring.

External

Front

Laid to lawn garden with paving and bedding areas, off road parking and car port.

Rear

Enclosed laid to lawn garden with paving, bedding and timber storage shed.



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