



## Radcliffe Road, Bury, BL9 9LN

### £239,950

AN ENVIABLE DEACHED PROPERTY - A PERFECT INVESTMENT FOR CASH BUYERS ONLY

Offering an abundance of indoor and outdoor space, detached garage and three living areas, this enviable three bedroom detached property is being proudly welcomed to the market in the desirable location of Bury. With ample off road parking, neutral decoration and no chain delay, this fantastic property is the perfect family home for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Rossendale, Rochdale and major motorway links. A complete blank canvas, this property is the perfect family home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, fitted kitchen and houses a staircase to the first floor. The second reception room guides you through to a third living area whilst the kitchen leads on to a fantastic car port. The first floor comprises of doors on to three generously sized bedrooms and a family bathroom. Externally there is an enclosed garden to the rear with paving and bedding areas, as well as access on to a detached garage. To the front there is a driveway for multiple vehicles.

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>		<b>84</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>	<b>66</b>		
(1-20) <b>G</b>			
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Tenure Freehold

Ample Off Road Parking

Fitted Kitchen And Three Piece Bathroom Suite

Easy Access To Major Network Links

Council Tax Band B

Viewing Essential

No Chain Delay

EPC Rating D

Abundance Of Indoor And Outdoor Space

Ideal Family Home

Ground Floor

Entrance

UPVC door to hall.

Hall

14'10 x 6'1 (4.52m x 1.85m)

Central heating radiator, under stairs storage, wood effect laminate flooring, sliding door to reception room one, door to reception room two, open to kitchen and stairs to first floor.

Reception Room One

13'9 x 12'1 (4.19m x 3.68m)

UPVC double glazed window, television point, smoke alarm and lino flooring.

Reception Room Two

12'10 x 12'1 (3.91m x 3.68m)

Two central heating radiators, smoke alarm, lino flooring and open to reception room three.

Reception Room Three

9'11 x 7'7 (3.02m x 2.31m)

UPVC double glazed window, central heating radiator and lino flooring.

Kitchen

17'9 x 7'6 (5.41m x 2.29m)

Two UPVC double glazed window, central heating radiator, range of panel wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with five ring gas hob and extractor hood, space for fridge freezer and washing machine, tiled floor and hard wood door to car port.

Car Port

34'4 x 8'7 (10.46m x 2.62m)

Power, lighting, hard wood double doors to front and hard wood door to rear.

First Floor

Landing

7'3 x 6'4 (2.21m x 1.93m)

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

Bedroom One

14'9 x 11'1 (4.50m x 3.38m)

UPVC double glazed box window, central heating radiator, picture rail, smoke alarm and wood effect laminate flooring.

Bedroom Two

12'7 x 11'1 (3.84m x 3.38m)

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

Bedroom Three

9'5 x 6'4 (2.87m x 1.93m)

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

Bathroom

7'8 x 6'4 (2.34m x 1.93m)

Two UPVC double glazed frosted window, central heating towel rail, three piece suite, panel bath with direct feed shower, vanity top wash basin with mixer tap, dual flush WC, tiled elevation, extractor fan and tiled floor.

External

Rear

Enclosed garden with paving, bedding areas, access to detached garage and car port.

Front

Off road parking.



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