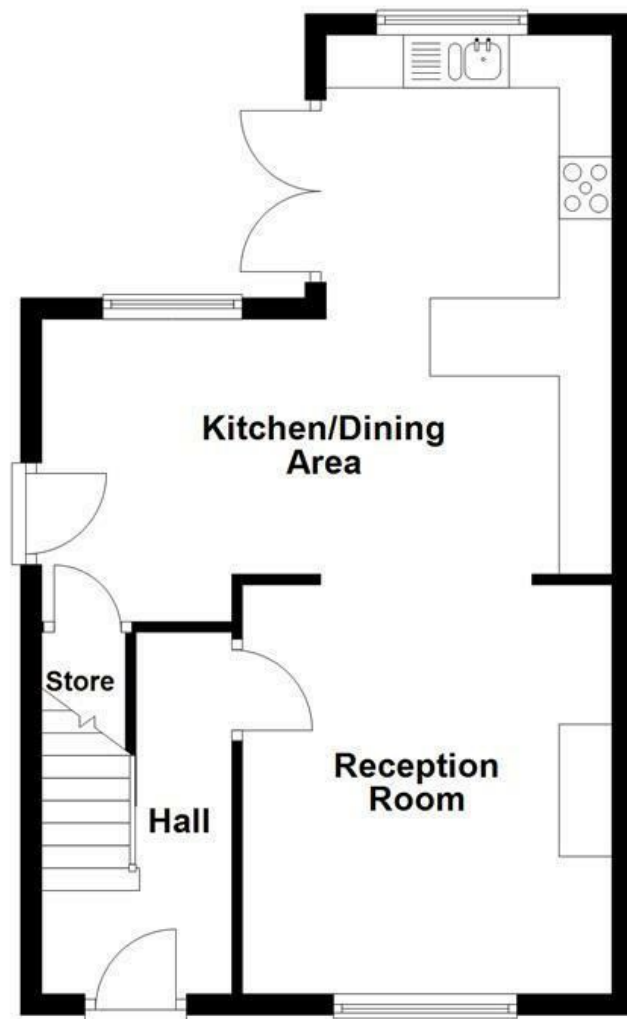
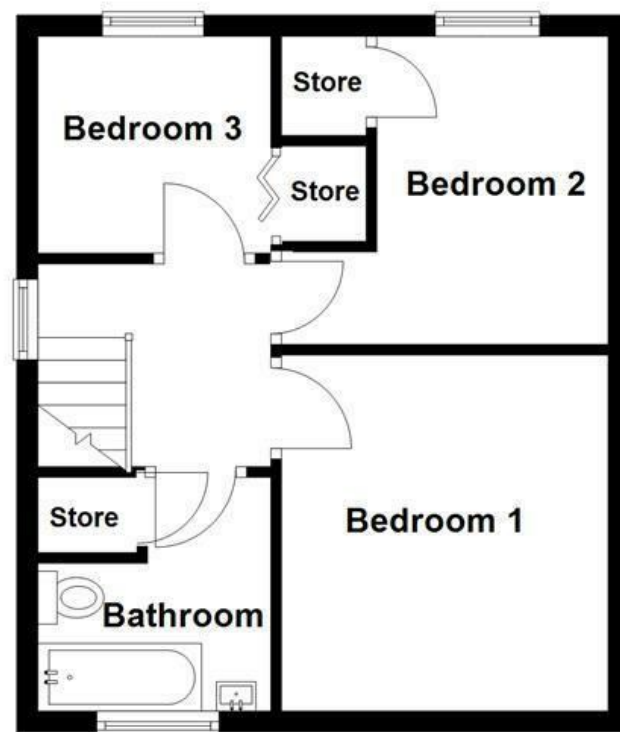


Ground Floor



First Floor



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

Moss Shaw Way, Radcliffe, M26 4QH

£265,000

AN EXCEPTIONAL FAMILY HOME WITH REAR EXTENSION

Offering spacious rooms, detached garage 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. Having been presented and maintained to the highest standard throughout with immaculate presentation, enviable open plan kitchen living space and ample off road parking, this idyllic property is the perfect home for any family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Manchester, Bolton and major motorway links. With modern fixtures and fittings, fully equipped kitchen and gardens to both the front and the rear, this property is the perfect home for any potential buyer to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room leads openly on to a contemporary fitted kitchen dining area which boasts modern wall and base units, integrated appliances and leads out to the rear. 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, laid to lawn, bedding and access to the garage. To the front there is a garden with laid to lawn areas and off road parking.

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

Moss Shaw Way, Radcliffe, M26 4QH

£265,000

 3  1  1  C

- Exquisite Semi Detached Property
 - Contemporary Fitted Dining Kitchen
 - Off Road Parking and Detached Garage
 - EPC Rating C
- Three Bedrooms
 - Presented to Highest Standard Throughout
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Gardens to Front and Rear
 - Council Tax Band B

Ground Floor

Entrance Hall

11'3 x 5'11 (3.43m x 1.80m)
UPVC double glazed frosted front door, central heating radiator, coving, smoke detector, understairs storage, stone tiled flooring, door to reception room and stairs to first floor.

Reception Room

12'8 x 11'6 (3.86m x 3.51m)
UPVC double glazed window, central heating radiator, coving, two feature wall lights, dado rail, gas fire, television point, wood effect laminate flooring and open to kitchen/dining area.

Kitchen/Dining Area

16'11 x 16'9 (5.16m x 5.11m)
Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with marble effect work surfaces, composite one and a half bowl sink and drainer with high spout spring mixer tap, three door Rangemaster cooker with five ring induction hob and extractor hood, space for American-style fridge freezer, integrated dishwasher, integrated washing machine, breakfast bar, pendant lighting, spotlights, understairs storage, wood effect laminate flooring, hardwood single glazed frosted door to side elevation and UPVC double glazed French doors to rear.

First Floor

Landing

7'0 x 6'11 (2.13m x 2.11m)
UPVC double glazed window, coving, loft access, doors leading to three bedrooms and bathroom.

Bedroom One

11'4 x 10'11 (3.45m x 3.33m)
UPVC double glazed window, central heating radiator, integrated shelving and television point.

Bedroom Two

10'11 x 9'8 (3.33m x 2.95m)
UPVC double glazed window, central heating radiator and integrated storage.

Bedroom Three

6'11 x 6'9 (2.11m x 2.06m)
UPVC double glazed window, central heating radiator and integrated storage.

Bathroom

7'0 x 6'11 (2.13m x 2.11m)
UPVC double glazed frosted window, heated towel rail, dual flush WC, panel bath with mixer tap, overhead direct feed rainfall shower with rinse head, vanity top wash basin with mixer tap, tiled elevations, integrated linen cupboard and tiled flooring.

External

Rear

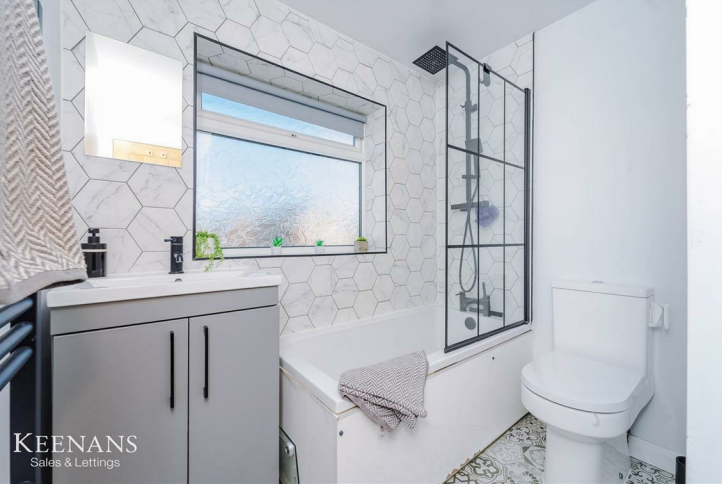
Enclosed garden with laid to lawn, paving, bedding areas and access to detached garage.

Garage

16'5 x 8'5 (5.00m x 2.57m)

Front

Laid to lawn garden with off road parking.



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