

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(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.

Codrington Way, Manchester, M26 4XA

£365,000

AN EXCEPTIONAL EXTENDED DETACHED FAMILY HOME LOCATED ON A QUIET CUL-DE-SAC

Having been presented and updated to the highest standard throughout and flowing internally with a stylish and contemporary finish, this exceptional three double bedroom detached property is being proudly welcomed to the market in the desirable location of Raddiffe on a popular estate. With modern fixtures and fittings, enviable ground floor extension and integral garage, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Manchester, Bolton and major motorway links. A credit to the current owners, this property has been transformed into a luxurious and stylish home truly not to be missed!

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 guides you through to a contemporary fitted kitchen diner which boasts modern wall and base units, high quality integrated appliances and leads openly on to an orangery and through to a utility room. The orangery boasts stunning bi-folding doors out to the rear. The utility room leads on to a WC and through to an integral garage. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. The main bedroom benefits from a walk in wardrobe and en suite shower room. Externally there is a laid to lawn garden to the rear with paving, artificial lawn, decking and bedding areas. To the front there is a laid to lawn garden with double driveway.

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

Codrington Way, Manchester, M26 4XA

£365,000

 3  2  2  B

- Tenure Leasehold
 - Off Road Parking With Double Driveway
 - Envious Ground Floor Extension
 - Easy Access To Major Network Links
- Council Tax Band D
 - Viewing Essential
 - Ample Garden Space
- EPC Rating B
 - Ideal Family Home
 - Close Proximity To Local Amenities

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

4'4 x 3'6 (1.32m x 1.07m)

Central heating radiator, smoke alarm, spotlights, wood effect LVT, door to reception room one and stairs to first floor.

Reception Room One

15' x 9'2 (4.57m x 2.79m)

UPVC double glazed window, central heating radiator, television point, wood effect LVT flooring,

Kitchen/Dining Area

20'9 x 8'4 (6.32m x 2.54m)

UPVC double glazed window, central heating radiator, range of grey gloss wall and base units, granite effect surface, composite one and a half sink and drainer with high spout hot tap, integrated electric oven with four ring gas hob and extractor hood, integrated fridge freezer and dishwasher, spotlights, wood effect LVT, open to orangery and door to utility room.

Orangery

12'9 x 12'5 (3.89m x 3.78m)

Skylight, spotlights, television point, wood effect lino flooring, radiator, Aluminium double glazed bi fold surrounding doors to rear.

Utility Room

7'3 x 5'1 (2.21m x 1.55m)

UPVC double glazed window, central heating radiator, extractor fan, gloss base units, granite effect surface, plumbed for washing machine and dryer, wood effect LVT, doors to WC and garage.

WC

5'1 x 3'7 (1.55m x 1.09m)

Central heating radiator, two piece suite, pedestal wash basin with mixer tap, dual flush WC, extractor fan and wood effect lino.

Garage

17'3 x 7'10 (5.26m x 2.39m)

Power, lighting, Ideal boiler and electric roller shutter door.

First Floor

Landing

9'3 x 5'8 (2.82m x 1.73m)

Central heating radiator, loft access, smoke alarm, storage cupboard, doors to three bedrooms and bathroom.

Bedroom One

12'7 x 11'4 (3.84m x 3.45m)

UPVC double glazed box window, central heating radiator, television point and open to walk in wardrobe.

Walk In Wardrobe

5'2 x 5'1 (1.57m x 1.55m)

Central heating radiator, fitted wardrobe, spotlights and door to en suite.

En Suite

7'7 x 5'1 (2.31m x 1.55m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosure, tiled elevation, extractor fan and lino flooring.

Bedroom Two

11'10 x 9'2 (3.61m x 2.79m)

UPVC double glazed window, central heating radiator, over stairs storage and fitted wardrobe.

Bedroom Three

10'9 x 8'8 (3.28m x 2.64m)

UPVC double glazed window, central heating radiator, wood panel elevation and fitted wardrobe.

Bathroom

7' x 6'5 (2.13m x 1.96m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, pedestal wash basin with mixer tap, panel bath with direct feed shower and mixer tap, tiled elevation, extractor fan and lino flooring.

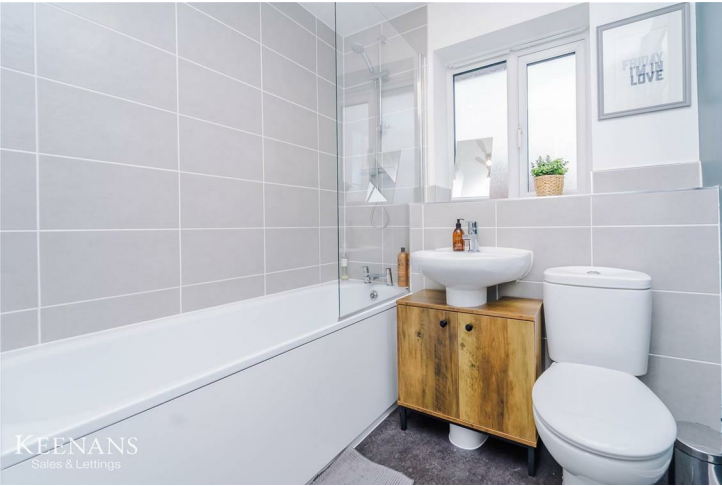
External

Rear

Laid to lawn garden to the rear with paving, artificial lawn, decking and bedding areas.

Front

Laid to lawn garden with double driveway and access to rear.



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