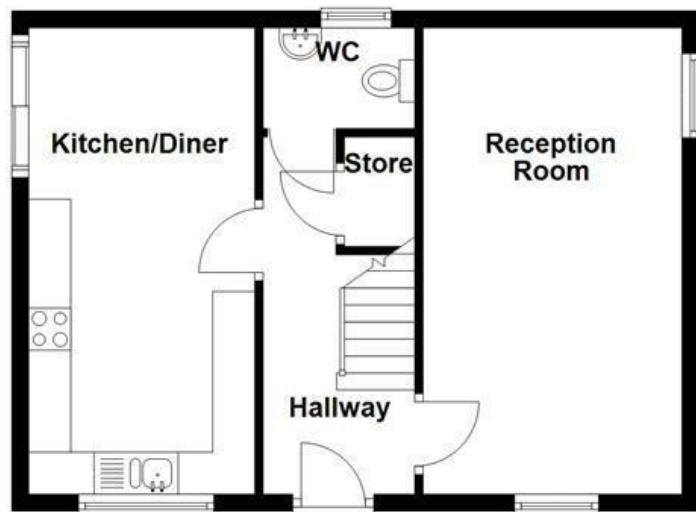


Ground Floor



First Floor



Farm Crescent, Manchester, M26 4LX

£350,000

AN EXCEPTIONAL FAMILY HOME

Offering an abundance of indoor and outdoor space, modern fixtures and fittings and stylish decoration, this outstanding three bedroom detached property is being proudly welcomed to the market in the desirable location of Radcliffe on a popular estate. With detached garage, two bathrooms and open plan kitchen diner, 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 stylish and modern home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen diner, WC and houses a staircase to the first floor. The kitchen diner 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 modern family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden to the rear with laid to lawn, paving, bedding and porcelain tiled areas. To the front there is a laid to lawn garden with paving, bedding, mature shrubs and access on to a detached garage and driveway.

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) A		95
(81-91) B	84	
(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.

Farm Crescent, Manchester, M26 4LX

£350,000

 3  2  1  B

- An Exceptional Detached Property
- Perfect Family Home
- Off Road Parking
- Council Tax Band D
- Three Bedrooms
- Beautifully Presented Throughout
- Tenure Freehold
- Modern Fixtures And Fittings
- Detached Garage
- EPC Rating B

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

13'11 x 5'11 (4.24m x 1.80m)

Central heating radiator, smoke alarm, wood panelled elevations, under stairs storage cupboard, tiled flooring, doors to reception room, kitchen diner, WC and a staircase to the first floor.

WC

5'11 x 3'11 (1.80m x 1.19m)

UPVC double glazed window, central heating radiator, a two piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, tiled elevations, extractor fan, tiled flooring.

Reception Room

18'2 x 10'1 (5.54m x 3.07m)

Two UPVC double glazed windows, central heating radiator, wood panelled elevations, two feature wall lights, television point.

Kitchen Diner

18'2 x 8'10 (5.54m x 2.69m)

UPVC double glazed window, central heating radiator, a range of panelled wall and base units, granite effect surface, stainless steel one and a half sink and drainer with mixer tap, integrated electric high rise oven and microwave, a four ring gas hob and extractor hood, integrated fridge freezer, dishwasher and washing machine, integrated boiler, spotlights, tiled flooring, UPVC double glazed French doors to the rear.

First Floor

Landing

11'7 x 6 (3.53m x 1.83m)

UPVC double glazed window, central heating radiator, smoke alarm, loft access, over stairs storage cupboard, doors to three bedrooms and bathroom.

Bedroom One

13'1 x 10'3 (3.99m x 3.12m)

UPVC double glazed window, central heating radiator, television point, door to the en suite.

En Suite

8'9 x 4'8 (2.67m x 1.42m)

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, double direct feed rainfall shower enclosure with rinse head, tiled elevations, spotlights, extractor fan, tiled flooring.

Bedroom Two

11'3 x 9'1 (3.43m x 2.77m)

UPVC double glazed window, central heating radiator.

Bedroom Three

9'1x 6'7 (2.77mx 2.01m)

UPVC double glazed window, central heating radiator.



Tel: 01617510340

www.keenans-estateagents.co.uk