

Crompton Road, Manchester, M26 1HL




Offers Over £160,000

AN ENVIABLE MID TERRACED PROPERTY

Having been presented and maintained beautifully throughout with neutral decorations, two double bedrooms and an open plan kitchen diner, this exceptional mid terraced property is being proudly welcomed to the market in the desirable location of Radcliffe. With modern bathroom, spacious rooms throughout and having been updated beautifully, this property is the perfect home for any small 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, Bolton, Manchester and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room guides you on to a kitchen diner. The kitchen diner houses a staircase to the first floor and door out to the rear. The first floor comprises of doors on to two double bedrooms and a modern bathroom. Externally there is an enclosed yard to the rear with paving and artificial lawn. To the front there is a raised garden.

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		
(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.

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 **2**  **1**  **1**  **C**

- An Envable Mid Terraced Property
 - Spacious Rooms
 - On Street Parking
 - Tenure Leasehold
- Two Double Bedrooms
 - Perfect First Tlme Home
 - Council Tax Band A
- Neutral Decorations
 - Sought After Location
 - EPC Rating C

Ground Floor

Entrance

UPVC double glazed frosted door to the entrance vestibule.

Entrance Vestibule

3 x 2'9 (0.91m x 0.84m)

Hardwood single glazed door to Reception Room One.

Reception Room One

14'6 x 14'2 (4.42m x 4.32m)

UPVC double glazed window, central heating radiator, television point, wood effect laminate flooring, hardwood single glazed door to the kitchen diner.

Kitchen Diner

14'6 x 11'4 (4.42m x 3.45m)

UPVC double glazed window, central heating radiator, a range of panelled wall and base units, wood effect surface, tiled splash backs, stainless steel sink and drainer with mixer tap, integrated electric oven with a four ring electric hob and extractor hood, space for fridge freezer, dishwasher and washing machine, ceiling fan, wood effect laminate flooring, staircase to the first floor and a UPVC double glazed frosted door to the rear.

First Floor

Landing

7'5 x 5'1 (2.26m x 1.55m)

Loft hatch, doors to two bedrooms and bathroom.

Bedroom One

14'6 x 11'11 (4.42m x 3.63m)

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

Bedroom Two

13'10 x 6'9 (4.22m x 2.06m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

Bathroom

8'4 x 7'4 (2.54m x 2.24m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of an L shaped panelled bath with mixer tap and electric feed shower, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, integrated Ideal boiler, tiled flooring.

External

Rear

Enclosed yard with paving and artificial lawn.

Front

Raised garden.



Tel: 01617510340

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