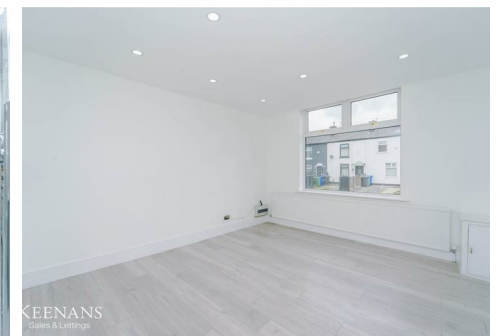




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	43	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Bolton Road, Radcliffe, M26 3QG

Offers Over £190,000

AN ENVIABLE END TERRACED PROPERTY

Having undergone a full transformation and being presented and updated to the highest standard throughout, this exceptional three bedroom end terraced property is being proudly welcomed to the market in the desirable location of Radcliffe. With modern fixtures and fittings, no chain delay and enviable cellar and detached garage, this property is truly the perfect home for any couple or family 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. With stylish, neutral interiors, three generously sized bedrooms and two living areas, this property is the perfect home ready to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and houses a staircase to the first floor. The second reception room leads on to a contemporary fitted kitchen. The kitchen boasts modern wall and base units and leads down to the cellar and out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom and staircase to the loft room. Externally there is an enclosed paved yard to the rear with WC and access on to a laid to lawn garden with paving, mature shrubs and access to the garage. To the front there is a courtyard.

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

Bolton Road, Radcliffe, M26 3QG

Offers Over £190,000

 3  1  2  E

- End Terraced Property
 - Contemporary Fitted Kitchen
 - Garage Parking
 - EPC Rating: E
- Three Bedrooms
 - Three Piece Modern Bathroom
 - Tenure: Leasehold
- Two Reception Rooms
 - Enclosed Rear Garden
 - Council Tax Band: A

Ground Floor

Vestibule

4' x 3'11 (1.22m x 1.19m)
UPVC double glazed frosted entrance door, spotlights, wood effect laminate floor and hardwood single glazed frosted door to hall.

Hall

12'11 x 3'11 (3.94m x 1.19m)
Central heating radiator, spotlights, smoke alarm, wood effect laminate floor, stairs to first floor and doors to two reception rooms.

Reception Room One

14' x 12' (4.27m x 3.66m)
UPVC double glazed window, central heating radiator, spotlights, meter cupboard and wood effect laminate floor.

Reception Room Two

14'1 x 13'3 (4.29m x 4.04m)
UPVC double glazed window, central heating radiator, spotlights, wood effect laminate flooring and door to kitchen.

Kitchen

14'10 x 7'8 (4.52m x 2.34m)
UPVC double glazed window, smoke alarm, spotlights, grey gloss wall and base units, granite effect worktops, granite effect splash back, stainless steel sink with draining board and mixer tap, integrated electric oven, four burner gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, boiler, tiled floor, door to stairs for lower ground floor and UPVC double glazed frosted door to rear.

Lower Ground Floor

Cellar Room One

13'6 x 3'3 (4.11m x 0.99m)
Open to cellar room two.

Cellar Room Two

13'6 x 11'8 (4.11m x 3.56m)
Hardwood single glazed window, power and lighting.

First Floor

Landing

17'4 x 4'4 (5.28m x 1.32m)
Spotlights, loft access and doors to three bedrooms and bathroom.

Bedroom One

14'1 x 11'5 (4.29m x 3.48m)
UPVC double glazed window, central heating radiator and spotlights.

Bedroom Two

14' x 11'5 (4.27m x 3.48m)
UPVC double glazed window, central heating radiator and spotlights.

Bedroom Three

10'10 x 6'11 (3.30m x 2.11m)
UPVC double glazed window, central heating radiator and spotlights.

Bathroom

8'2 x 7'8 (2.49m x 2.34m)
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed rainfall shower with rinse head over, PVC clad ceiling, tiled elevation and tiled floor.

External

Rear

Enclosed yard, WC, access to laid to lawn garden, paving, mature shrubs and detached garage.

Garage

20'5 x 9'10 (6.22m x 3.00m)
Double garage doors.



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