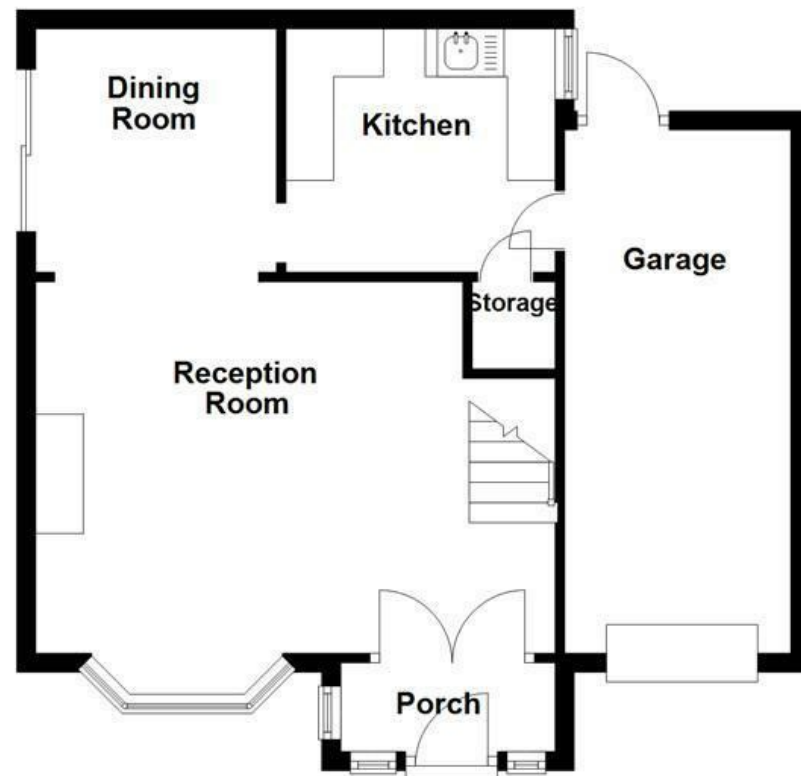
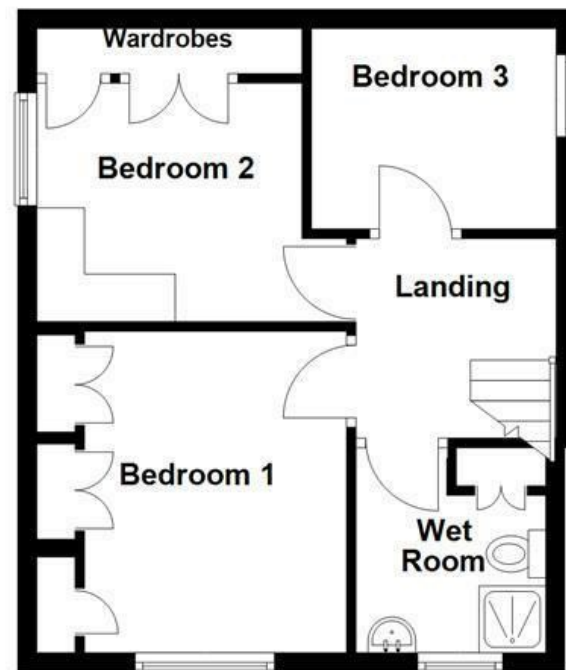


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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

£240,000

COSY THREE BEDROOM HOME IDEAL FOR A FAMILY

Situated in the charming area of Radcliffe, Manchester, this delightful three-bedroom house on Moss Shaw Way offers a perfect blend of comfort and convenience, making it an ideal choice for families. Upon entering, you are welcomed by a spacious reception room that provides an inviting space for relaxation and entertaining guests.

The property boasts three well-proportioned bedrooms, ensuring ample space for family members or guests. The bathroom is conveniently located, catering to the needs of a busy household.

One of the standout features of this home is the large front and back gardens, providing plenty of outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. The gardens offer a wonderful opportunity for family gatherings or quiet moments in nature.

Situated in a convenient location, this property benefits from easy access to local amenities, schools, and transport links, making daily life more manageable.

This house is not just a place to live; it is a home where memories can be made. With its spacious interiors and generous outdoor space, it is perfectly suited for family life. Do not miss the chance to make this lovely property your own.

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Moss Shaw Way, Radcliffe, M26 4QH

£240,000

**3**

**1**

**1**

**C**

- Three Well Proportioned Bedrooms

■ EPC Rating C

■ Off Road Parking

■ Easy Access To Major Commuter Routes
- Tenure Leasehold

■ Viewing Essential

■ Abundance Of Front And Rear Garden Space
- Council Tax Band B

■ Ideal Family Home

■ Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed frosted door to porch.

Porch

7'5 x 3'1 (2.26m x 0.94m)

UPVC double glazed windows and double doors to reception room.

Reception Room

17'11 x 13'7 (5.46m x 4.14m)

UPVC double glazed bay window, two central heating radiators, smoke alarm, two feature wall lights, dado rail, stairs to first floor, open access to dining room, electric fire with granite hearth, surround and wooden mantle.

Dining Room

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

Central heating radiator, dado rail, sliding doors to garden and open access to kitchen,

Kitchen

9'7 x 9'3 (2.92m x 2.82m)

UPVC double glazed window, central heating radiator, gloss wall and base units, laminate work top, stainless steel sink with draining board and mixer tap, space for freestanding oven, extractor hood, plumbed for washing machine, space for dryer, space for fridge freezer, tiled elevation, doors to storage and garage, tiled floor.

Garage

18' x 7'9 (5.49m x 2.36m)

UPVC double glazed frosted door, up and over garage door.

First Floor

Landing

7'2 x 6'11 (2.18m x 2.11m)

UPVC double glazed window, loft access, dado rail, doors to three bedrooms and wet room.

Bedroom One

11'1 x 10'10 (3.38m x 3.30m)

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

Bedroom Two

9'9 x 9'4 (2.97m x 2.84m)

UPVC double glazed window, central heating radiator, fitted wardrobes and integrated storage.

Bedroom Three

8'5 x 6'11 (2.57m x 2.11m)

UPVC double glazed window and central heating radiator.

Wet Room

7' x 6'9 (2.13m x 2.06m)

UPVC double glazed frosted window, central heating radiator,

integrated storage, pedestal wash basin with mixer tap, low flush WC, electric feed shower, extractor fan, tiled elevation and wet room vinyl flooring.

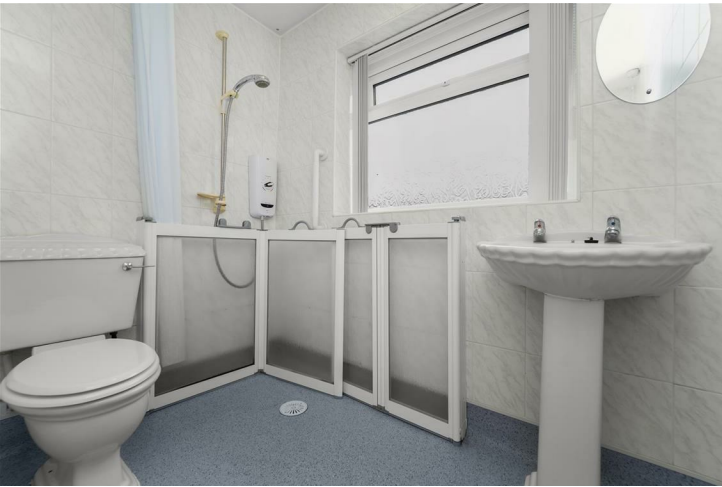
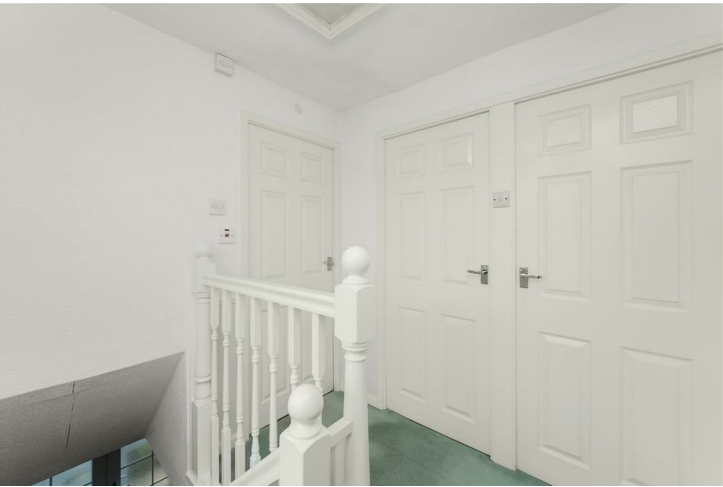
External

Front

Laid to lawn garden, paving, bedding areas and hedges.

Rear

Part laid to lawn garden, partial paving and bedding areas.



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