



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Spacious Mid-Terraced Property
- Consistently Popular Location
- Superb Transport Links to Manchester
- Well Presented Accommodation
- Two Double Bedrooms
- Courtyard Garden & Off-Road Parking
- Delightful Countryside Views to Rear

STOPES ROAD,  
RADCLIFFE

O/O £185,000





Stopes Road, Radcliffe





Stopes Road, Radcliffe



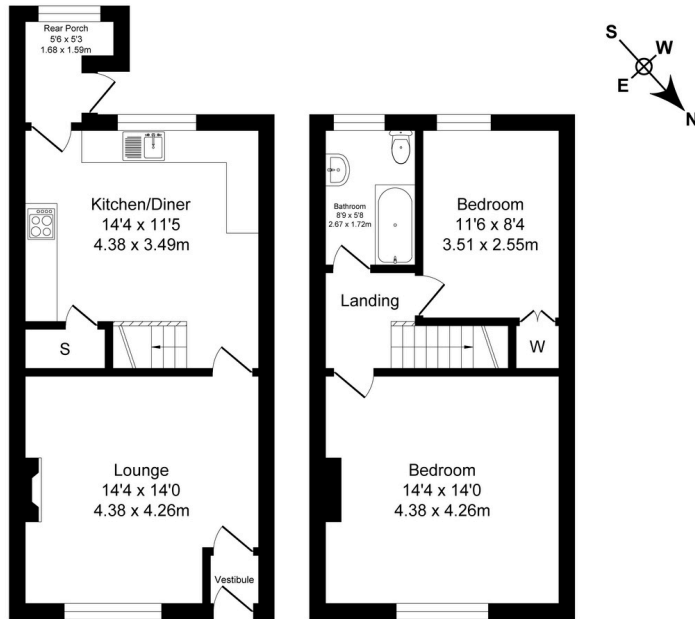


Stopes Road, Radcliffe



## Total Approx. Floor Area 863 Sq.ft. (80.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

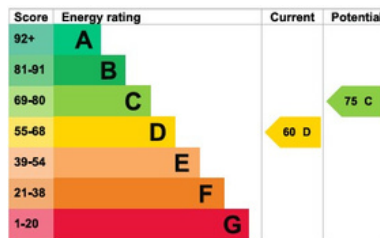


Ground Floor

Approx. Floor  
Area 445 Sq.Ft  
(41.3 Sq.M.)

First Floor

Approx. Floor  
Area 418 Sq.Ft  
(38.8 Sq.M.)



Affording a superb opportunity for a first-time buyer, we are confident that this immaculately presented two bed mid-terraced property will be swiftly secured, being ideal for those looking to take their first excitable leap onto the housing ladder.

Aside from its wonderfully spacious interior, it is the location which makes this home so likely to be in demand, being set well back from the main road and extremely conveniently located on the periphery of both Radcliffe and Little Lever and, therefore, within easy reach of their respective abundance of shops and amenities. The property backs onto open fields to the rear, providing a hint of rural living and a high degree of privacy, yet in contrast to this, a particular point of note is the ease at which one can access the Metrolink network, with Radcliffe Park and Ride being accessible within one and a half miles, providing a swift commute for those who work in the centre of Manchester or enjoy an active social life in the city.

The accommodation itself has benefitted from a number of recent aesthetic improvements, including a programme of redecoration and the replacement of floor coverings, enhancing the property's generously proportioned living spaces, which extend to in excess of 860 square feet in total. One enters via the entrance vestibule and proceeds into the bright 14' lounge, which is a lovely environment in which to relax and unwind after a stressful day in the office, the feature fireplace with its beautiful stone hearth and inset coal-effect electric burner adding to the warm and inviting ambience.

The adjoining 14' kitchen/diner is equally spacious and fitted with a range of wall and base units in white with contrasting laminated work surfaces, providing ample storage/counter space for all of those everyday essentials and free-standing appliances. In addition to a useful understairs storage cupboard, a rear porch provides additional space for those coats and muddy boots after an evening stroll with the dogs over the adjacent fields.

Up on the first floor, the landing provides access to the two bright double bedrooms, with the primary enjoying particularly impressive proportions, whilst bedroom two benefits from a delightful open aspect over the farmland to the rear, as well as a built-in wardrobe, which has been cleverly adapted for use as a study area. The accommodation is completed by the bathroom, which is fully tiled and fitted with a three-piece suite in white, comprising of WC, pedestal wash hand basin and panelled bath with shower handset attachment.

Externally, the property is garden-fronted, whilst a paved courtyard can be found to the rear, providing that much needed space in which to enjoy an impromptu barbecue or perhaps a glass of wine whilst relishing the last of the evening sun afforded by the south-westerly aspect. Off-road parking facilities are also provided for two vehicles.

We would strongly recommend an early inspection to avoid disappointment.



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