



## Stand Rise, Radcliffe

In Excess of £200,000



# Stand Rise

Radcliffe, Manchester

Kingtons Estate Agents are delighted to offer to the market this well proportioned semi-detached house, located just off Outwood Road. Benefitting from spacious rooms, large gardens and plenty of potential to extend, this is an ideal family style home. With great access to local amenities, shops, schools and ideal transport links to the Metrolink and motorway networks.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Great Location
- Spacious Plot
- Ideal for an extension
- Great size rooms



### Hallway

8' 9" x 5' 11" (2.67m x 1.80m)

A welcoming hallway with Upvc front door and access to all downstairs rooms.

### Kitchen

11' 6" x 8' 9" (3.51m x 2.66m)

A great size eat in kitchen with space for all appliances. A range of wall and base units and a large pantry storage area. Rear door leading to a porch to the garden.

### Lounge

18' 0" x 12' 11" (5.49m x 3.93m)

A very spacious sunshine room with double aspect windows overlooking the front and back garden. Pantry style storage cupboard, could be knocked through to enlarge the room. With feature gas fireplace and room for substantial furniture.

### Bedroom 1

13' 0" x 10' 2" (3.95m x 3.09m)

A great size double bedroom overlooking the rear garden.

### Bedroom 2

11' 1" x 8' 9" (3.38m x 2.67m)

A good size second double bedroom, currently being used as a single. Overlooks the rear garden.

### Bedroom 3

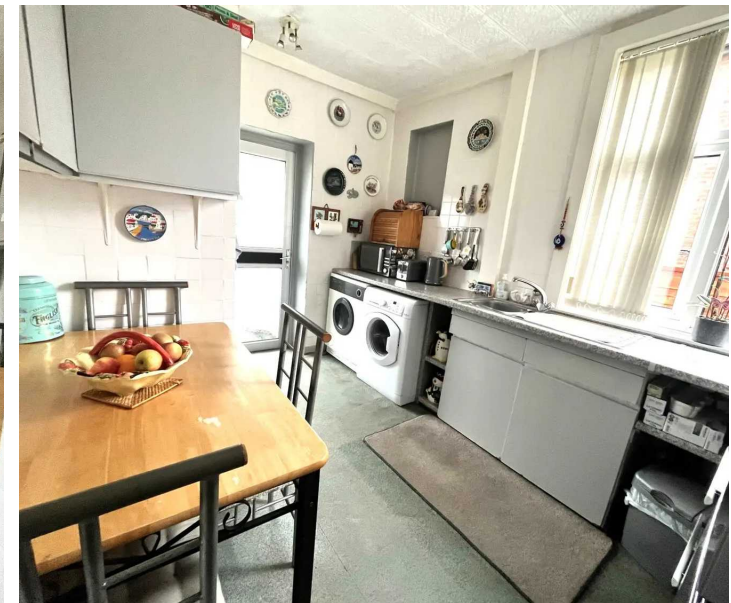
9' 9" x 7' 6" (2.97m x 2.28m)

A great size third bedroom, currently used as a home office. Storage cupboard.

### Bathroom

6' 0" x 4' 9" (1.82m x 1.44m)

A functional bathroom with sink, w.c and bath.



## FRONT GARDEN

A very well maintained front garden with lawn and established planting. Space could be made for a driveway if required.

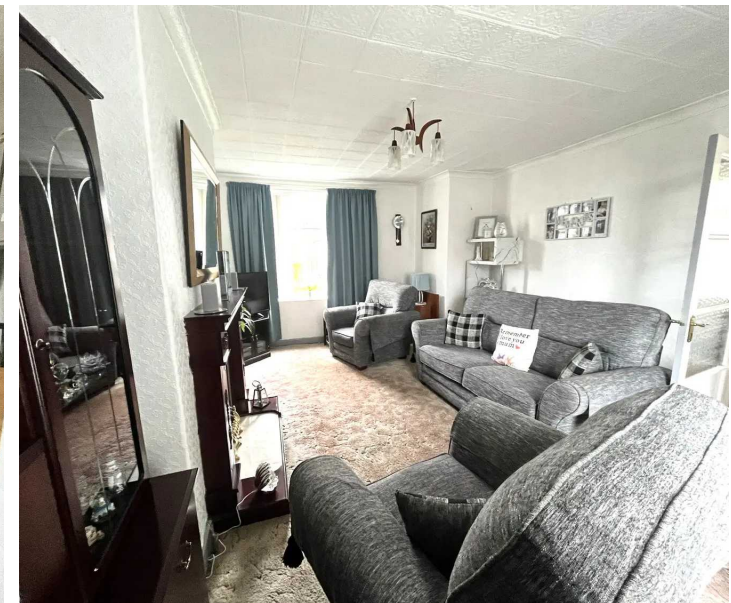
## GARDEN

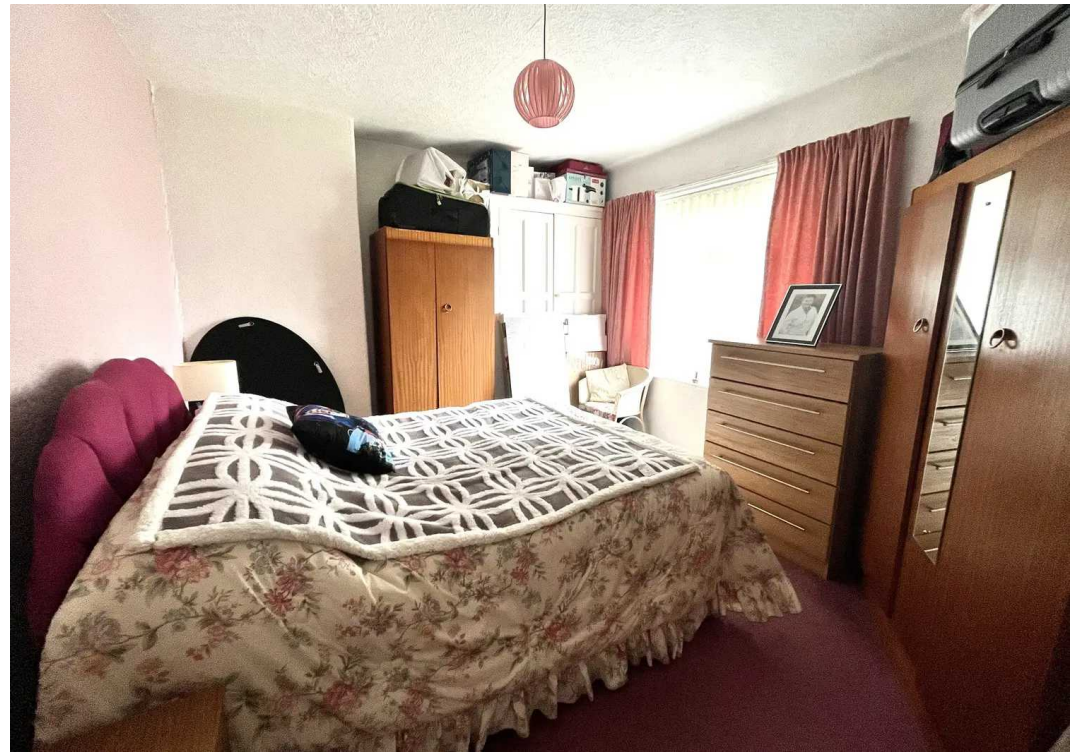
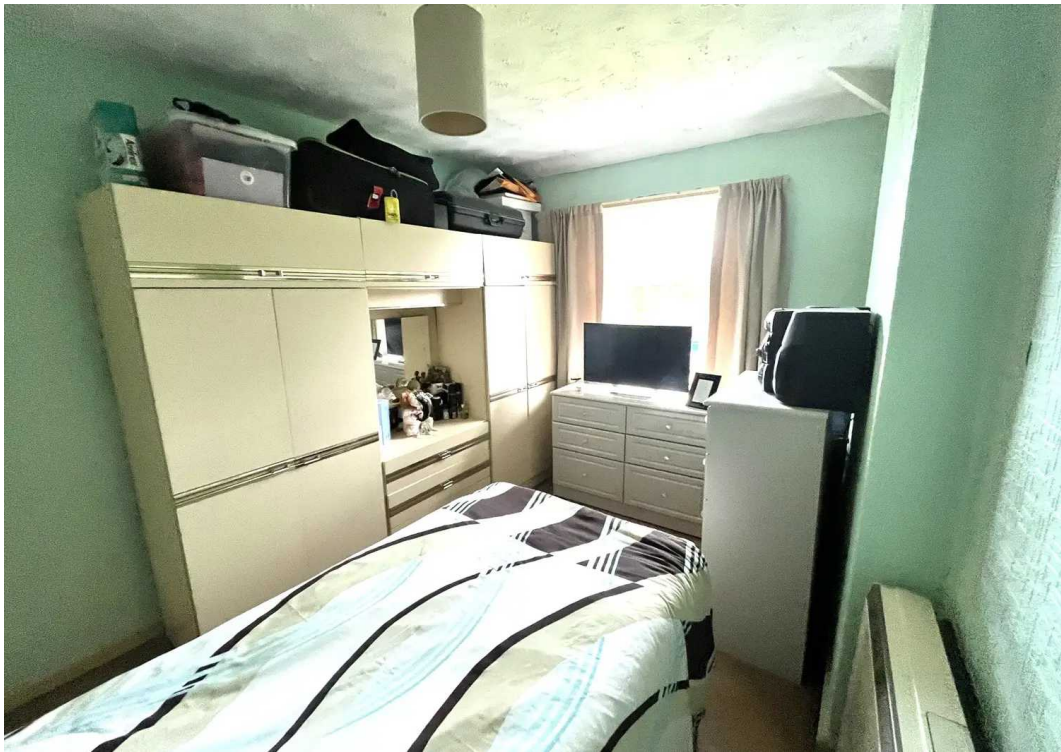
A very well maintained rear garden with large lawned area and patio. With space for a shed and access from the side to the front.

## ON ROAD

1 Parking Space

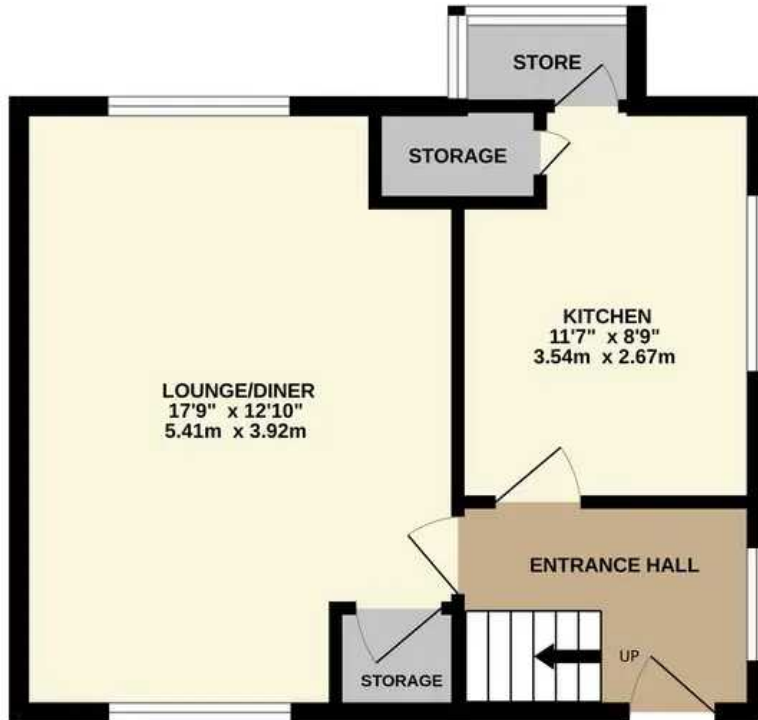
Parking is on road to the front of the house.



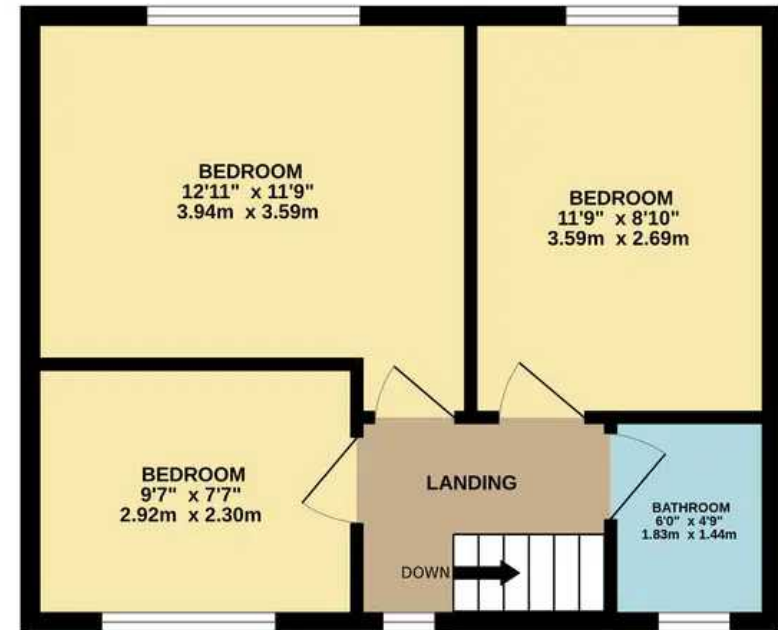




GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Kingtons Estate Agents

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