## 22 Greenoak

Radcliffe, Manchester, M26 1EG

**Offers In The Region Of £209,999**

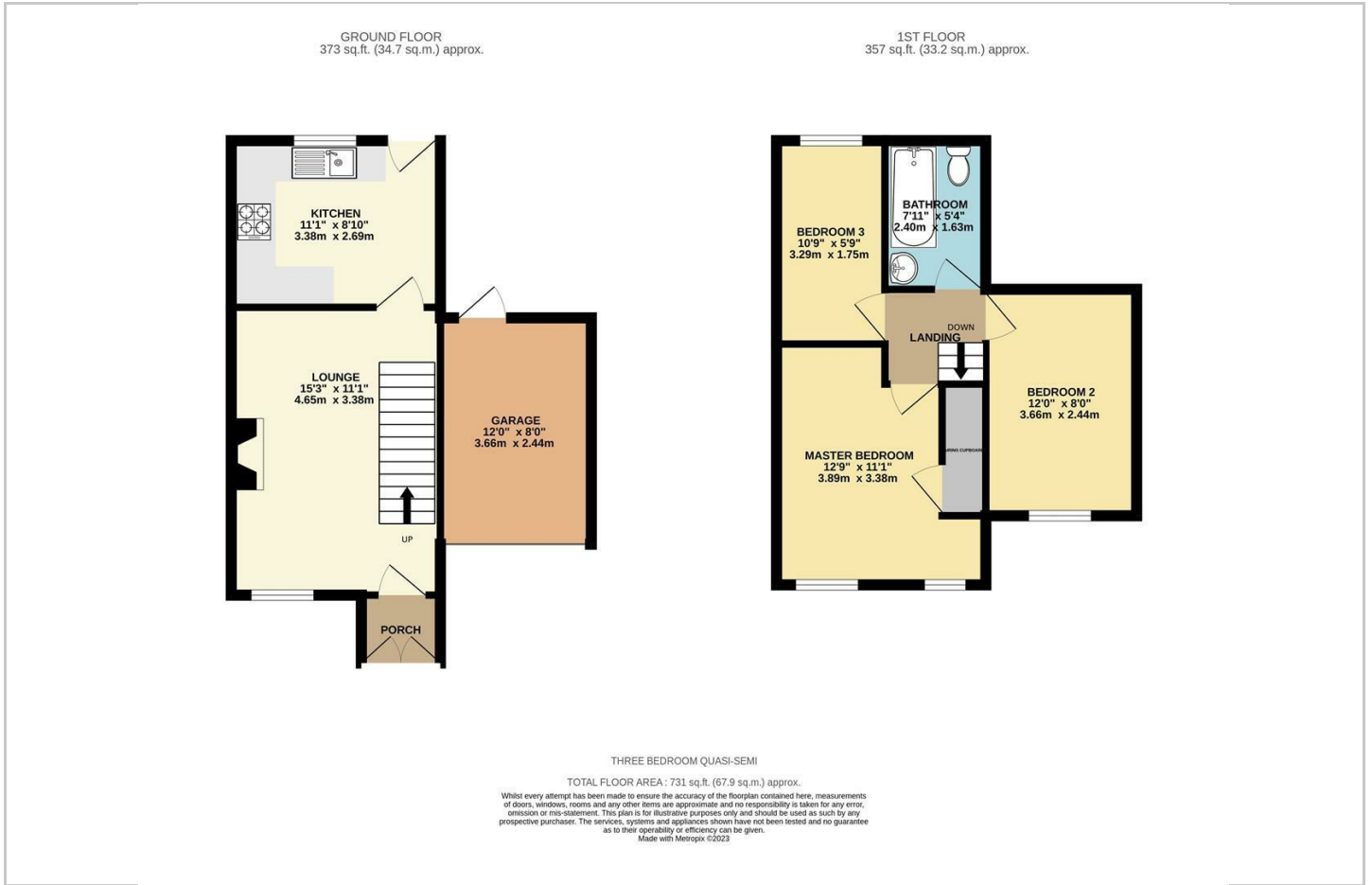🛏 3    🛁 1    🛋 1

# 22 Greenoak





## Description

*NO CHAIN* Park Lane Estate Agents are proud to offer For Sale this well presented, three bedroom quasi-semi tucked away on Greenoak; a quiet cul-de-sac perfectly positioned for access to a wealth of amenities including schools, shops, restaurants and transport links including the nearby Kearsley Train Station. This property is perfect for First Time Buyers or Investors, as the property boasts attractive features such as a large rear garden, attached garage with electrics and off road parking. The property is double glazed throughout and warmed by gas central heating. The internal accommodation comprises entrance porch, lounge, kitchen, stairs to first floor landing, master bedroom, second bedroom, third bedroom and family bathroom. Externally to the front is a sizeable garden with mature borders, off road parking and access to the attached garage. To the rear is a large garden which is mostly lawned with mature borders and access to the attached garage. Contact us now to arrange your viewing!

- NO CHAIN
- ATTACHED GARAGE
- GAS CENTRAL HEATING

- IDEAL FOR FIRST TIME BUYERS

- LARGE REAR GARDEN
- OFF ROAD PARKING
- DOUBLE GLAZED WINDOWS
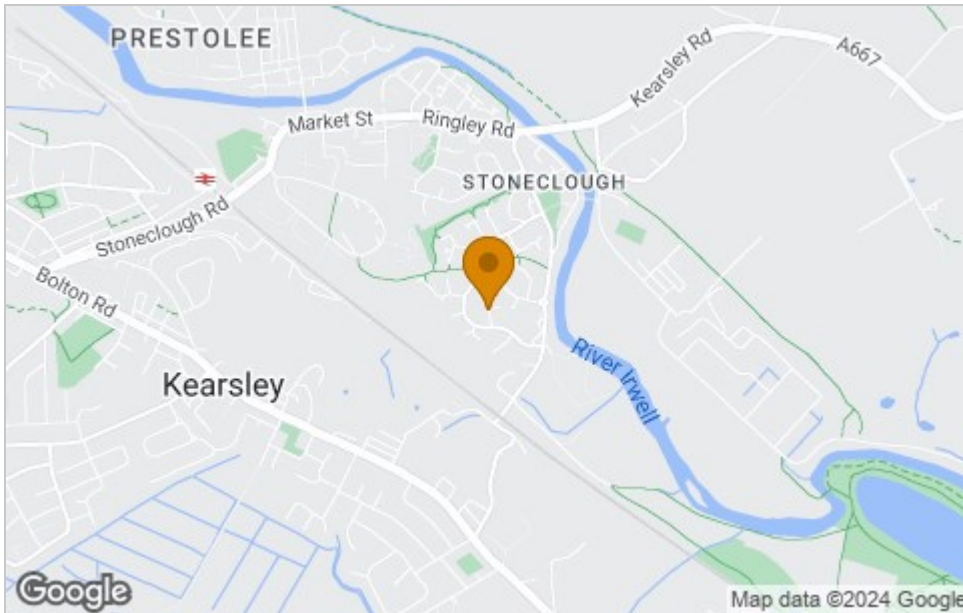- CONTACT US NOW TO ARRANGE YOUR VIEWING

# Floor Plan

GROUND FLOOR
373 sq.ft. (34.7 sq.m.) approx.

1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.

KITCHEN
11'1" x 8'10"
3.38m x 2.69m

LOUNGE
15'3" x 11'1"
4.65m x 3.38m

GARAGE
12'0" x 8'0"
3.66m x 2.44m

UP

PORCH

BEDROOM 3
10'9" x 5'9"
3.29m x 1.75m

BATHROOM
7'11" x 5'4"
2.40m x 1.63m

LANDING
DOWN

BEDROOM 2
12'0" x 8'0"
3.66m x 2.44m

MASTER BEDROOM
12'9" x 11'1"
3.89m x 3.38m

AIRING CUPBOARD

THREE BEDROOM QUASI-SEMI

TOTAL FLOOR AREA : 731 sq.ft. (67.9 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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# Area Map



# Energy Efficiency Graph

**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

**Environmental Impact (CO$_2$) Rating**

| | | Current | Potential |
|---|---|---|---|
| Very environmentally friendly - lower CO2 emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO2 emissions | | | |

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# Viewing

Please contact our Urmston Office on 0161 747 2414 if you wish to arrange a viewing appointment for this property or require further information.