



**41 Ringley Meadows, Radcliffe, M26 1ER**  
**Offers over £264,595**



## The Property Perspective

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we are delighted to offer for sale this extended semi detached house located on an impressive corner plot within a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern style dining kitchen with appliances and family bathroom. Items of note include the extension which enhances the accommodation with a study and dressing room, patio doors to rear, plus fitted wardrobes to bedroom 2 & 3. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance porch, lounge, dining kitchen and study. There are 3 double bedrooms, the master with dressing room plus a family bathroom off the first floor landing.

The property is located on an impressive corner plot with lawns and patio. There is a driveway leading to a single garage with power and light.

Tenure - Freehold  
Council Tax - Band C

The property comprises.

### GROUND FLOOR

#### Entrance Porch

With fitted flooring.

#### Lounge 15'1"(max) x 12'10"(max) (4.62m(max) x 3.93m(max))

With recessed spot lights, carpets and curtains.

#### Dining Kitchen 15'1" x 8'9" (4.62m x 2.67m)

Having a comprehensive range of wall and base units with complimenting laminate worktops and tiling. With oven, hob, hood, fridge freezer and washing machine. With vinyl flooring and patio doors leading to the rear garden.

#### Study 8'9" x 8'3" (2.67m x 2.54m)

With laminate flooring.

### FIRST FLOOR

#### Landing

With fitted carpets.

#### Bedroom 1 8'9" x 8'4" (2.69m x 2.55m)

With carpets and curtains. Accessed via.

#### Dressing Room 6'4" x 5'8" (1.95m x 1.75m)

With carpets and blinds.

#### Bedroom 2 11'3"(max) x 9'1"(max) (3.44m(max) x 2.78m(max))

With fitted wardrobes plus carpets and curtains.

#### Bedroom 3 10'5"(max) x 8'10"(max) (3.20m(max) x 2.71m(max))

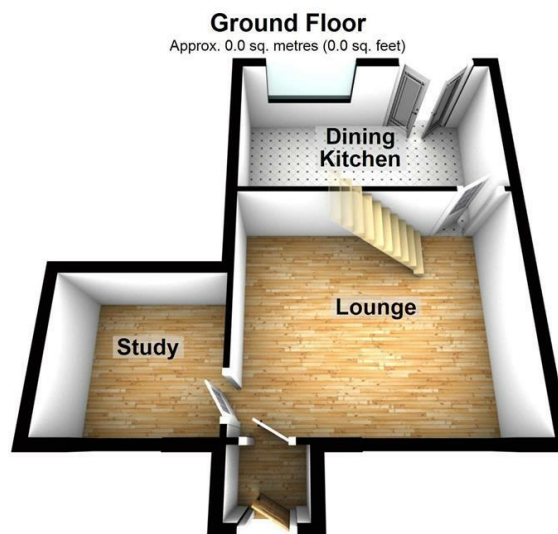
With fitted wardrobes, curtains and flooring.

#### Bathroom 5'11" x 5'7" (1.82m x 1.71m)

Having white sanitary ware with shower to bath and tiling.

### EXTERNAL

The property is located on an impressive corner plot with lawns and patio. There is a driveway leading to a single garage with power and light.



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.  
Plan produced using PlanUp.