



37 Radcliffe Drive, Farington Moss, PR26 6QL
£260,000

The Property Perspective

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Property Perspective are delighted to be able to present to you this beautifully presented and maintained 4 bedroom semi-detached house, situated in Prestwich. Benefiting from spacious living accommodation set over 3 floors, landscaped rear garden and impressive Master bedroom with en-suite.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner, WC/cloaks and hallway to the ground floor. To the first floor 3 bedrooms, modern bathroom and to the second floor, a spacious Master bedroom and en-suite shower room.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, especially the M6 with being commutable within 5 minutes.

FREEHOLD

Service charge - £120pa

Council tax band - D

GROUND FLOOR

Lounge 12'3" x 12'7" (3.75m x 3.85m)

High quality wood effect laminate flooring with spacious under-stair storage cupboard, curtains and blind

Kitchen/diner 11'9" x 15'9" (3.60m x 4.81m)

Tile flooring with patio doors leading to the rear garden, spotlighting and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, dishwasher and fridge-freezer

WC/cloaks

Tile flooring with 2 piece bathroom suite in white and radiator

FIRST FLOOR

Bedroom 10'0" x 9'5" (3.06m x 2.88m)

Carpet flooring with window to the front elevation and blind

Bedroom 9'6" x 7'3" (2.90m x 2.21m)

Carpet flooring with window to the rear elevation and blind

Bedroom 7'2" x 7'2" (2.20m x 2.20m)

Carpet flooring with window to the rear elevation and blind

Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, partially tiled decor and spotlighting

SECOND FLOOR

Bedroom 16'9" x 12'6" (max) (5.13m x 3.82m (max))

Carpet flooring with window to the front elevation, blind and fitted wardrobes

En-suite

Tile flooring with 2 piece bathroom suite in white, separate showering enclosure, partially tiled decor and radiator

EXTERNAL

Beautifully presented rear garden with Indian stone patio area and laid to lawn. Large tandem driveway capable of accommodating 2/3 vehicles, leading to a single detached garage.

