



**22 Sandiford Row, Radcliffe, Manchester, M26 4LY**  
**£329,995**



## The Property Perspective

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PROPERTY  
PERSPECTIVE

Located within a modern residential development in Radcliffe, Sandiford Row offers convenient access to a wide range of local amenities including shops, supermarkets, cafés and leisure facilities. Radcliffe Metrolink station is close by, providing direct links into Manchester city centre, while excellent road connections via the M60, M61 and A665 make commuting across Greater Manchester straightforward. The area benefits from a selection of well-regarded local schools and green spaces such as Close Park and the Irwell Valley, blending everyday practicality with outdoor recreation. Radcliffe itself has a strong industrial heritage and continues to grow as a popular choice for families and professionals alike.

Built in 2018, this modern detached home offers well-balanced accommodation ideal for contemporary family living. The ground floor comprises a spacious and light-filled living room with windows to both the front and side, a stylish kitchen/diner positioned to the rear with integrated appliances including oven, gas hob, dishwasher, washing machine and fridge/freezer, and a WC off the hallway. Double doors from the dining area open directly onto the rear garden, creating an excellent indoor-outdoor flow. Upstairs, there are three well-proportioned bedrooms, with the main bedroom benefiting from a sleek en suite featuring a large walk-in shower, alongside a modern three-piece family bathroom with an over-bath shower. Externally, the rear garden enjoys a desirable south-westerly aspect and is laid to artificial lawn and patio with raised flower beds and side gate access, while the front of the property provides a driveway for two vehicles and an electric car charging point.

### GROUND FLOOR

#### Entrance Hallway

Front door. Access to living room, kitchen/diner, cloaks and stairs to first floor.

#### Living Room 18'0" x 9'10" (5.5m x 3m)

Window to front and side. Carpet, painted wall, two radiators.

#### Kitchen/Diner 18'0" x 8'10" (5.5m x 2.7m)

Wood affect laminate flooring, wall mounted and base units. Integrated oven, gas hob, dishwasher, washing machine and fridge/freezer. Boiler. Double doors to garden. Radiator.

#### Cloaks/WC

Wood laminate flooring, toilet, sink, window to rear, radiator.

### FIRST FLOOR

#### Bedroom 12'9" x 10'2" (3.9m x 3.1m)

Double, window to side, carpet, radiator, painted walls.

#### En Suite

Shower, toilet, sink, window to front, mounted mirror, heated towel rail.

#### Bedroom 11'1" x 8'10" (3.4m x 2.7m)

Double. Front facing, large fitted storage, window to front, carpet, radiator, painted walls.

#### Bedroom 8'10" x 6'6" (2.7m x 2m)

Window to side, carpet, radiator.

#### Bathroom 7'6" x 5'10" (2.3m x 1.8m)

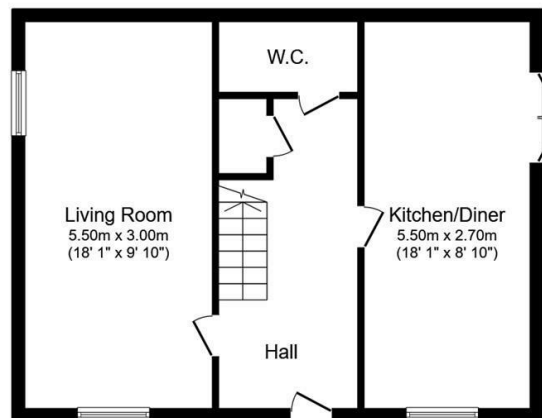
Laminate tile affect flooring, heated towel rail, window to front, three piece suite with over bath shower, tiled and painted walls.

#### Rear Garden

Indian paving patio, artificial lawn, brick and wood fence border. Gate access to front.

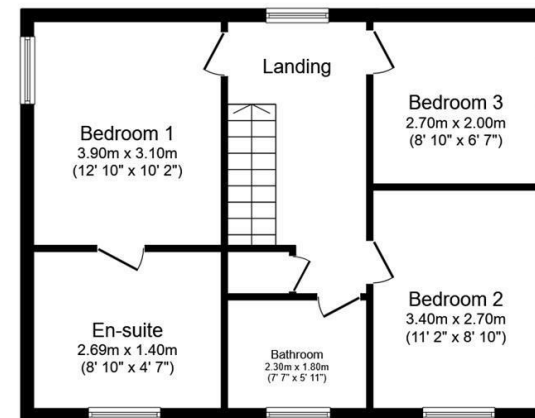
#### Front Of Property

Driveway for two, hedging, lawn, electric charging port, meters.



Ground Floor

Floor area 53.4 sq.m. (575 sq.ft.)



First Floor

Floor area 53.4 sq.m. (575 sq.ft.)

Total floor area: 106.9 sq.m. (1,150 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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