



12 Kingston Road, Radcliffe

Offers in Region of £240,000

Miller Metcalfe
Every step of the way

12 Kingston Road

Radcliffe, Manchester

This well-presented three-bedroom semi-detached property is ideally situated in a highly sought-after location, within close proximity to a range of local amenities, making it a perfect choice for families.

The property welcomes you via a useful porch leading into a bright and inviting hallway. To the front, there is a spacious lounge featuring a charming bay window, allowing plenty of natural light to fill the room and create a warm, comfortable living space.

To the rear, the modern kitchen diner provides an excellent area for everyday family meals. A further added benefit is the separate utility room accessed from the kitchen, offering additional storage and practicality.

Externally, the property boasts a paved frontage and a driveway providing off-road parking, leading to a garage situated at the rear. The rear garden is a generous size, private, and well-suited for families, offering a great outdoor space for relaxation and play.

Early viewings are highly recommended to fully appreciate all that this fantastic family home has to offer.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

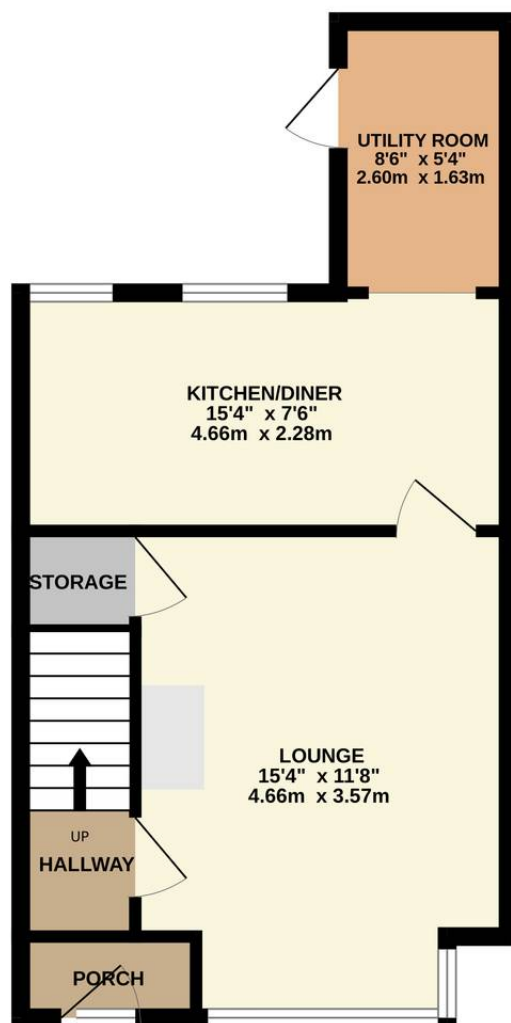




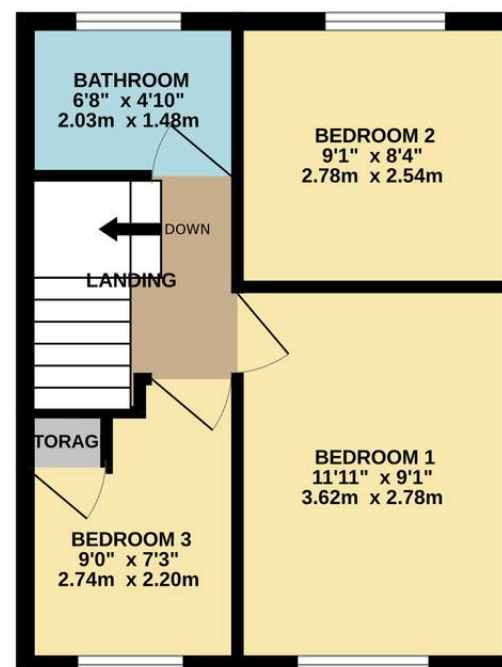




GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 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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Miller Metcalfe Bury

Miller Metcalfe, 9-11 Market Place Market Street - BL9 0AH

0161 358 0910 • bury@millermetcalfe.co.uk • millermetcalfe.co.uk/

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