



8 Honiton Grove, Radcliffe

Offers Over £200,000

**Miller Metcalfe**  
*Every step of the way*

## 8 Honiton Grove

Radcliffe

Situated in a popular and convenient location, this spacious two-bedroom semi-detached property occupies a generous plot and offers excellent potential for buyers looking to create a home of their own. Ideally positioned close to well-regarded local schools and a wide range of amenities, the property is offered for sale with **NO ONWARD CHAIN**. Early viewings are highly recommended to appreciate the space, setting and potential on offer.

The accommodation begins with an entrance porch leading into a large and welcoming lounge, providing an excellent space to relax and unwind. To the rear, a separate kitchen diner offers ample worktop space and room for dining, with pleasant views overlooking the expansive rear garden.

To the first floor are two generously proportioned double bedrooms, complemented by a good-sized shower room.

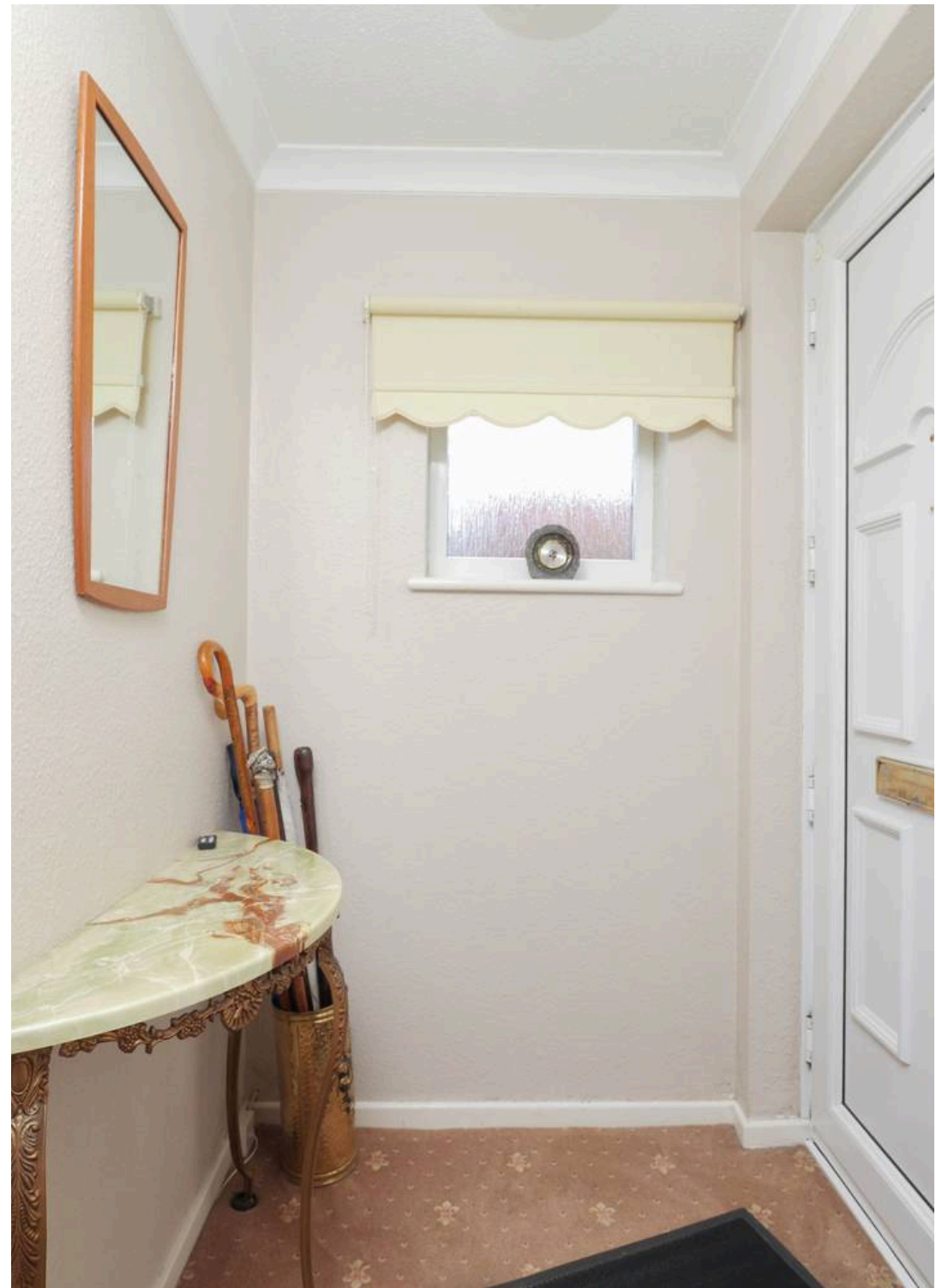
Externally, the property continues to impress. To the front is a well-maintained garden, while a driveway to the side provides off-road parking for multiple vehicles and leads to a detached garage. The generous rear garden features a lawn and patio area, offering plenty of space for outdoor entertaining, family activities or simply enjoying the warmer months. The size of the plot also presents exciting potential for extending to the rear or side, subject to the necessary planning permissions and building regulations.

Offering spacious accommodation, excellent outdoor space and scope to add value, this property would make an ideal purchase for first-time buyers looking to put their own stamp on a home or small families seeking additional space both inside and out.

**VIEWING IS HIGHLY RECOMMENDED** to fully appreciate the accommodation, generous plot and exciting potential this property has to offer.

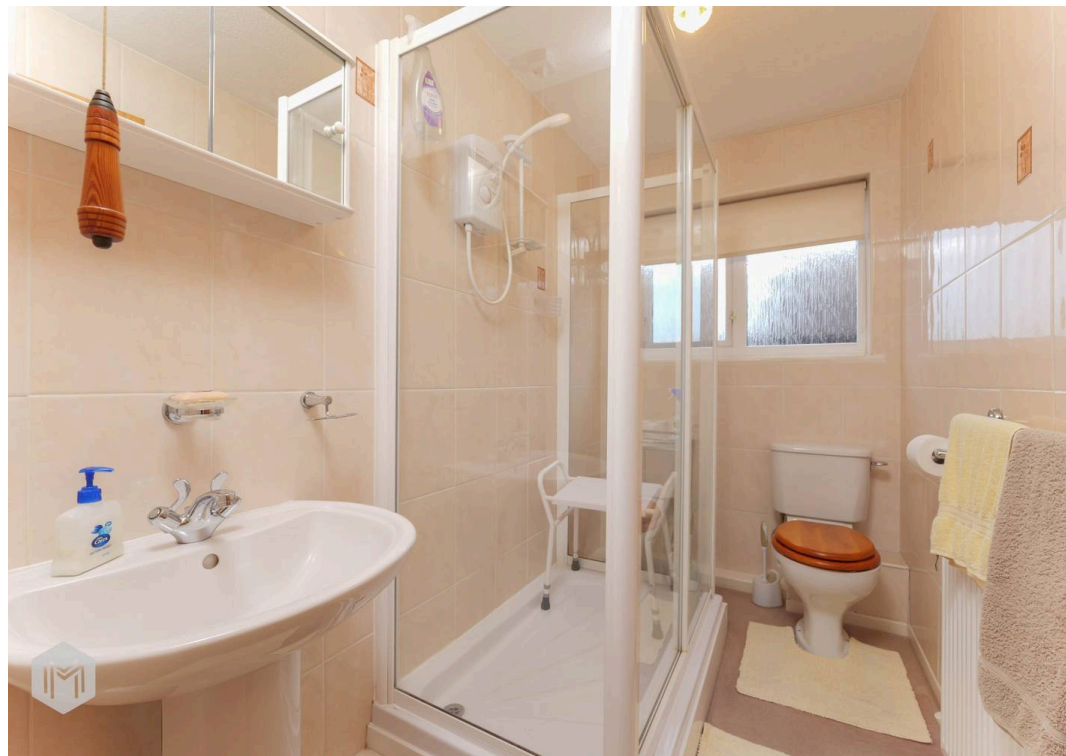
Council Tax band: B

Tenure: Freehold





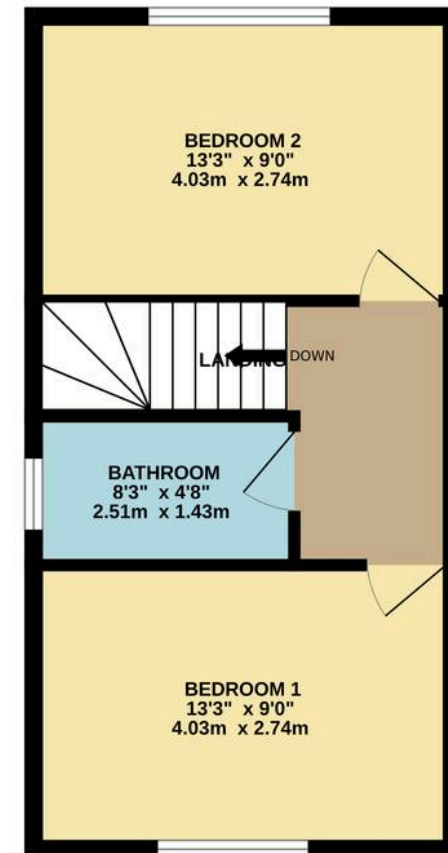




GROUND FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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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