



63c Cross Lane, Radcliffe

Offers Over £165,000

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Every step of the way

63c Cross Lane

Radcliffe, Manchester

This beautifully presented modern mews property is an excellent opportunity for first-time buyers, offering stylish contemporary living alongside excellent transport links and local amenities.

Ideally situated close to **Radcliffe Metrolink**, commuting into Manchester couldn't be easier, while nearby bus routes and a range of local amenities provide everyday convenience right on your doorstep. Radcliffe is also undergoing significant regeneration, making this an exciting location for those looking to establish themselves in a well-connected and developing area.

Stepping inside, the property opens into a welcoming entrance hall leading through to a **spacious living room**, complete with a striking feature media wall creating a stylish focal point.

To the rear is the impressive **open-plan modern kitchen/dining room**, designed perfectly for both everyday living and entertaining. The contemporary kitchen features integrated appliances and an induction hob, while patio doors flood the space with natural light and provide direct access to the garden.

Outside, the **low-maintenance rear garden** has been thoughtfully landscaped with Astro- turf and a separate patio area, providing an ideal space for relaxing, entertaining or enjoying the warmer months with minimal upkeep.

To the first floor are **two well-presented double bedrooms**, offering comfortable accommodation for a couple, first-time buyer or those looking for a home office/guest room. Completing the accommodation is a modern **three-piece family bathroom**. With its contemporary presentation, low-maintenance garden, excellent transport connections and convenient location, this property offers an appealing combination of style and practicality.

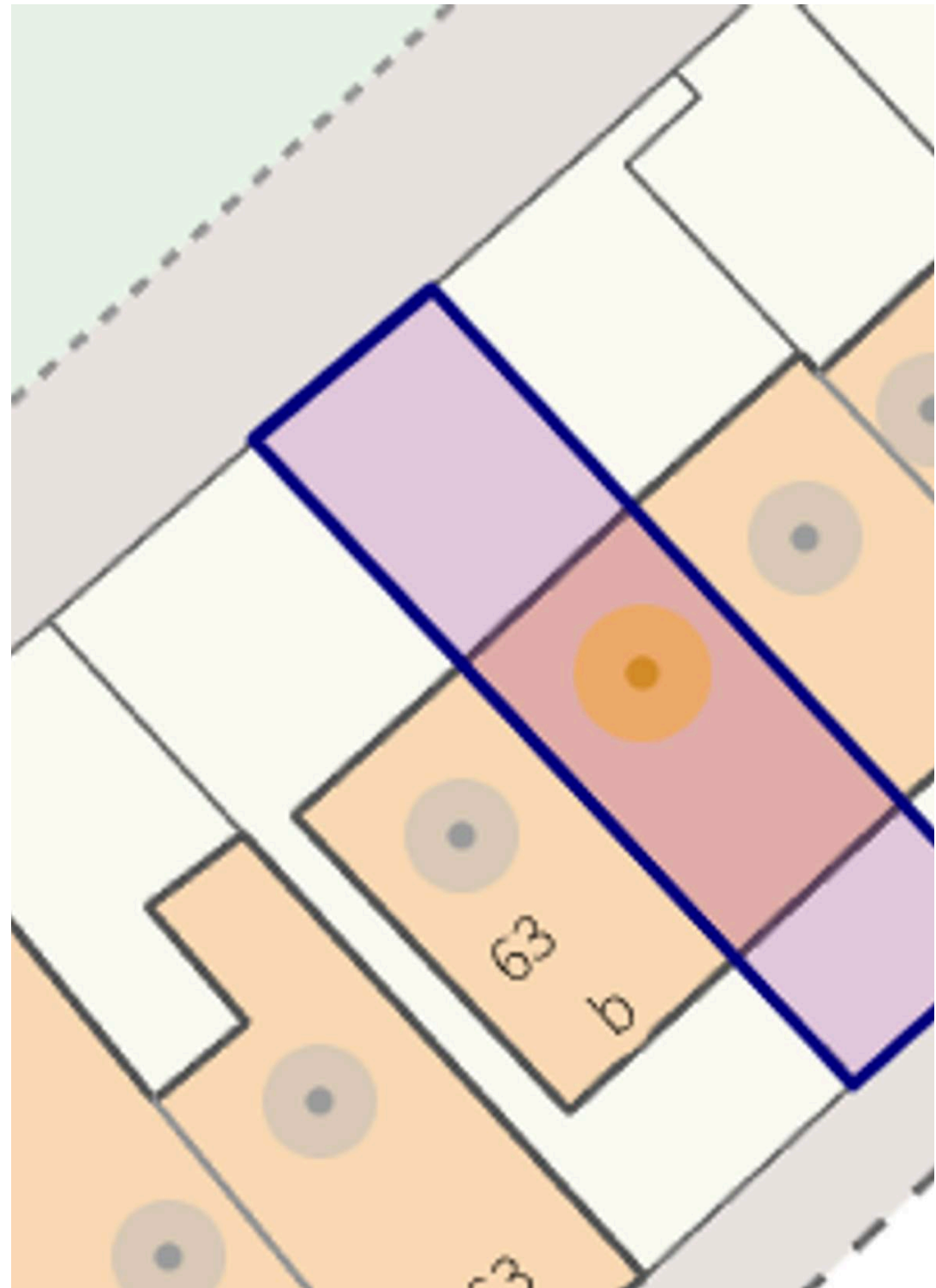
Early viewing is highly recommended to truly appreciate all this wonderful home has to offer.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

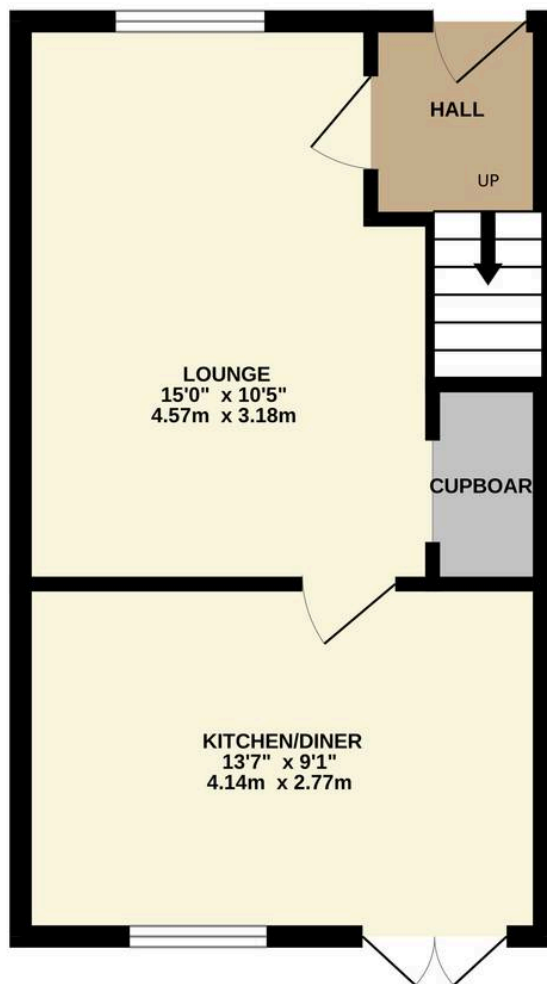




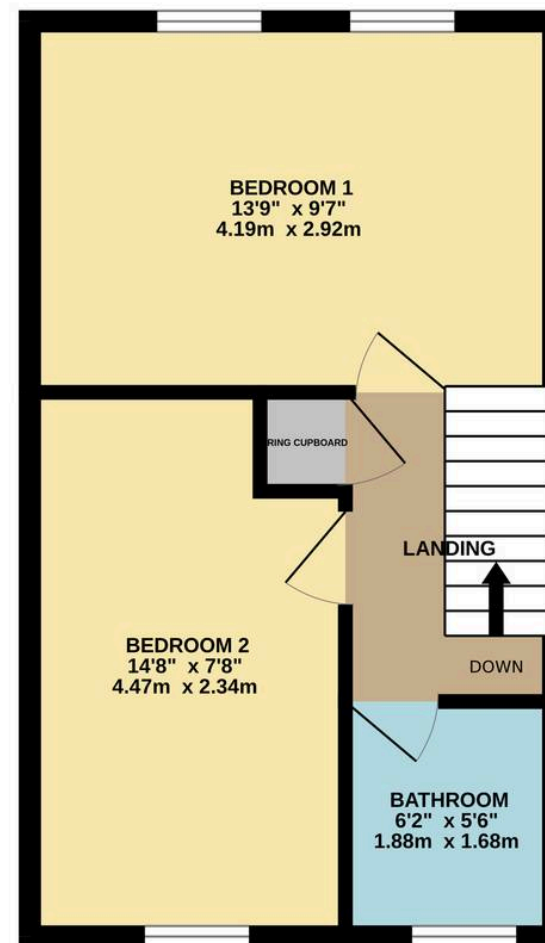




GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 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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