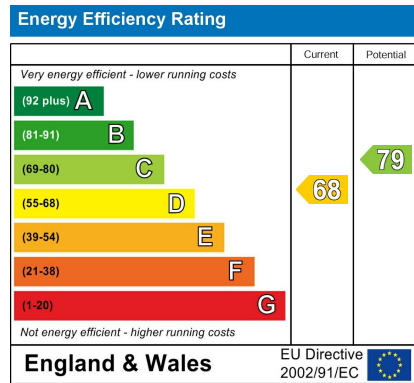




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Fold Road, Manchester, M26 1EU

£249,950

A NOT TO BE MISSED THREE BEDROOM FAMILY HOME IN RINGLEY

Nestled on Fold Road in the charming town of Radcliffe, Manchester, this enviable family home is a true gem. With meticulous attention to detail, this property has been wonderfully maintained, ensuring it is turn-key ready for its new owners.

The house boasts two spacious reception rooms, perfect for family gatherings or entertaining guests. The three well-proportioned bedrooms provide ample space for a growing family or those seeking a comfortable home office. The bathroom is conveniently located, catering to the needs of the household with ease.

One of the standout features of this property is its access to beautiful nature walks, allowing residents to enjoy the great outdoors right on their doorstep. Additionally, the home benefits from excellent transport links, making it easy to reach surrounding towns and cities, enhancing the convenience of daily life.

This delightful house is not just a place to live; it is a sanctuary that offers both comfort and accessibility. Whether you are a first-time buyer or looking to settle into a family-friendly neighbourhood, this property is sure to impress. Do not miss the opportunity to make this meticulously maintained home your own.

# Fold Road, Manchester, M26 1EU

£249,950

 3  1  2  D

- Tenure Leasehold
  - Fitted Kitchen
  - Viewing Essential
  - EPC Rating D
- Council Tax Band A
  - Four Piece Bathroom Suite
  - Close Proximity To Local Amenities
- On Street Parking
  - Ideal Family Home
  - Easy Access To Major Commuter Routes

## Entrance

### Entrance Vestibule

3'4 x 3 (1.02m x 0.91m)

Composite front door, hardwood door to hallway, tiled flooring.

### Hallway

17'11 x 2'11 (5.46m x 0.89m)

Double glazed window to vestibule, central heating radiator, coving, dado rail, hardwood door to reception room two, stairs to first floor, LTD flooring.

### Reception Room One

12'3 x 11'11 (3.73m x 3.63m)

UPVC double glazed bay window, central heating radiator, coving, log burning stove, slate hearth, wooden mantle, integrated storage, open access to reception room two, LDT flooring.

### Reception Room Two

13'4 x 12'1 (4.06m x 3.68m)

UPVC double glazed window, central heating radiator, coving, hardwood door to kitchen, LTD flooring.

### Kitchen

14'5 x 8'3 (4.39m x 2.51m)

Two UPVC double glazed windows, central heating radiator, a range of panelled wall and base units, marble effect laminate work surfaces, stainless steel sink with draining board and mixer tap, integrated oven, four ring gas hob with extractor unit, tiled splash back, plumbing for dishwasher, integrated fridge freezer, tiled flooring, coving, UPVC door to rear.

## First Floor

### Landing

16'4 x 5'4 (4.98m x 1.63m)

Loft access, coving, dado rail, four hardwood doors to three bedrooms and shower room.

### Bedroom One

13'6 x 8'3 (4.11m x 2.51m)

UPVC double glazed window, central heating radiator, coving, integrated storage.

### Bedroom Two

12'6 x 8'5 (3.81m x 2.57m)

UPVC double glazed window, central heating radiator, coving.

### Bedroom Three

12'4 x 6'11 (3.76m x 2.11m)

UPVC double glazed window, central heating radiator.

### Shower Room

11 x 8'3 (3.35m x 2.51m)

UPVC double glazed frosted window, central heating radiator, a four piece suite comprising of a low basin WC, pedestal wash basin with mixer tap, panelled bath with traditional taps, electric feed shower enclosure with rinse head, extractor fan, feature wall light, tiled elevations, integrated linen cupboard with Ideal combi boiler, wood effect Lino flooring.

### Loft

Loft Ladder. Boarded with Lighting.

### External

#### Rear

Slate paved yard with storage shed.

#### Front

Slate paved courtyard.



Tel: 01617510340

www.keenans-estateagents.co.uk