



## Market Street, Manchester, M26 1HB

### £225,000

STUNNING TERRACED PROPERTY WITH DETACHED GARAGE & LAND TO REAR

Nestled in the heart of Stoneclough, Radcliffe, this charming terraced house on Market Street offers a delightful blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned layout is perfect for small families or couples seeking a cosy home.

The house features two spacious bedrooms, each designed to create a peaceful retreat at the end of the day. The bathroom is thoughtfully appointed, ensuring that your daily routines are both practical and pleasant.

Situated in a vibrant community, this property benefits from easy access to local amenities, including shops, two outstanding schools (Ofsted rated), and parks, making it an ideal choice for those who appreciate a lively neighbourhood. The excellent transport links nearby also allow for effortless commuting to Manchester city centre and beyond.

This terraced house is not just a place to live; it is a wonderful opportunity to create lasting memories in a welcoming environment. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs. Do not miss the chance to make this charming house your new home.

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>79</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>64</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

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.

# Market Street, Manchester, M26 1HB

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 2  1  2  D

- Two Bedroom Terraced Home
- Ideal For First Time Buyers Or Downsizers
- Close To Local Amenities And Transport Links
- Tenure - Freehold
- Two Spacious Reception Rooms
- Detached Garage & Land to Rear
- EPC Rating - D
- Well Proportioned Accommodation
- Convenient Stoneclough Location
- Council Tax Band - A

## Ground Floor

### Entrance

Hardwood single glazed frosted door to entrance vestibule.

### Entrance Vestibule

3'4 x 2'9 (1.02m x 0.84m)

Hardwood single glazed frosted window, hardwood single glazed frosted door to reception room one.

### Reception Room One

13'11 x 11'5 (4.24m x 3.48m)

Hardwood double glazed leaded window, central heating radiator, coving, electric fire with granite hearth and surround, integrated alcove storage, meter cupboard, open to reception room two.

### Reception Room Two

13'11 x 13'5 (4.24m x 4.09m)

UPVC double glazed box window, central heating radiator, coving, electric fire with granite effect hearth and surround, understairs storage, wood effect laminate flooring, hardwood single glazed frosted double doors to kitchen, hardwood single glazed frosted door to stairs to first floor.

### Kitchen

9'9 x 7'9 (2.97m x 2.36m)

Hardwood double glazed window, plinth heater, range of panelled wall and base units, marble effect surfaces, tiled splashbacks, composite one and a half sink and drainer with mixer tap, integrated electric high rise oven, four ring induction hob and extractor hood, integrated fridge freezer, space for washing machine and dryer, space for dishwasher, spotlights, wood effect laminate flooring, hardwood single glazed door to conservatory.

### Conservatory

9'4 x 6'1 (2.84m x 1.85m)

UPVC double glaze surrounding windows, central heating radiator, polycarbonate roof, tile effect lino flooring, UPVC double glazed French doors to rear.

## First Floor

### Landing

13'6 x 2'6 (4.11m x 0.76m)

Loft access, doors to two bedrooms and bathroom.

### Bedroom One

13'11 x 11'5 (4.24m x 3.48m)

Hardwood double glazed window, central heating radiator, fitted wardrobes.

### Bedroom Two

11'2 x 10'8 (3.40m x 3.25m)

Hardwood double glazed leaded window, central heating radiator, over stairs storage.

### Bathroom

9'9 x 7'9 (2.97m x 2.36m)

UPVC double glazed window, central heating radiator, three piece suite comprising of a low basin WC, pedestal washbasin with traditional taps, panelled bath with electric feed shower and mixer tap, tiled elevations, integrated linen cupboard, tiled effect lino flooring.

## External

### Front

Paved courtyard.

### Rear

Enclosed paved yard with bedding areas and access to double detached garage and land with garden.

### Garage

23'10 x 9'10 (7.26m x 3.00m)

Two hardwood double glazed windows.



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