



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Haseley Close, Manchester, M26 3BU

£249,950

STUNNING THREE BEDROOM PROPERTY, PERFECT FOR A FAMILY.

Nestled in the charming Haseley Close, Radcliffe, Manchester, this stunning three-bedroom house presents an exceptional opportunity for those seeking a comfortable and stylish home. The property boasts a spacious layout, perfect for families or individuals who appreciate generous living spaces.

Upon entering, you are greeted by a large reception room that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining guests. The heart of the home is undoubtedly the modern kitchen, which features contemporary fixtures and fittings, making it a delightful space for culinary enthusiasts.

One of the standout features of this property is the expansive conservatory, which seamlessly connects to a large garden. This outdoor space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a tranquil setting.

The main bedroom is a true retreat, generously sized and complete with an en suite bathroom, providing both privacy and convenience. The additional two bedrooms are well-proportioned, offering ample space for family members or guests.

# Haseley Close, Manchester, M26 3BU

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- Tenure Freehold
- Off Road Parking For Numerous Vehicles
- Light And Airy Conservatory
- Two bathrooms
- Council Tax Band C
- Three well proportioned bedrooms
- Ample Garden Space To Front And Rear Of property
- EPC Rating C
- Ideal Family Home With Viewing Essential
- Modern Kitchen

## Ground Floor

### Entrance

UPVC double glazed frosted stained glass leaded door to hall.

### Hall

11'1 x 4'1 (3.38m x 1.24m)

Two UPVC double glazed frosted windows, central heating radiator, coving, smoke alarm, door to reception room, stairs to first floor and wood effect laminate flooring.

### Reception Room

14'2 x 12'1 (4.32m x 3.68m)

UPVC double glazed leaded window, central heating radiator, coving, electric fire with granite hearth, composite mantle and granite surround, dado rail, doors to kitchen and storage, wood effect laminate flooring.

### Kitchen

15'3 x 8'9 (4.65m x 2.67m)

UPVC double glazed leaded window, central heating radiator, gloss wall and base units, granite effect work top and upstand, stainless steel one and a half sink and drainer with mixer tap, oven in a high rise unit, four ring electric hob, extractor hood, space for fridge freezer, plumbed for washing machine, dryer, integrated dishwasher and wood effect vinyl flooring, UPVC double glazed door to conservatory.

### Conservatory

14'7 x 9'6 (4.45m x 2.90m)

UPVC double glazed windows, wall mounted electric fire, UPVC double glazed French doors to rear and wood effect laminate flooring.

## First Floor

### Landing

9' x 5'9 (2.74m x 1.75m)

Hard wood single glazed frosted window, doors to three bedrooms, bathroom, smoke alarm and loft access.

### Bedroom One

11'8 x 9'1 (3.56m x 2.77m)

UPVC double glazed leaded window, central heating radiator and door to en suite.

### En Suite

8'1 x 4'5 (2.46m x 1.35m)

Central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosure with rainfall head and rinse head, tiled elevation, extractor fan, spotlights and wood effect laminate flooring.

### Bedroom Two

9'1 x 8'5 (2.77m x 2.57m)

UPVC double glazed leaded window, central heating radiator.

### Bedroom Three

7'3 x 5'3 (2.21m x 1.60m)

UPVC double glazed leaded windows, central heating radiator and storage.

### Bathroom

6'5 x 5'8 (1.96m x 1.73m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, tiled elevation, extractor fan, spotlights and wood effect laminate flooring.

### External

#### Rear

Laid to lawn garden, paving and bedding areas.

#### Front

Tarmac drive, paving, gravelled bedding areas with mature shrubs.



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