BOLTON PROPERTIES



Alexandra Road, Prestolee, Radcliffe, M26 1HW **£167,500**

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! Located on Alexandra Rd in the Prestolee area of Radcliffe in Greater Manchester, briefly comprises of the following, an entrance vestibule a spacious lounge with a feature living flame gas fire and surround, a 2nd reception room, ideal to use as a dining area, an open plan kitchen with an integrated gas hob, grill, oven, dishwasher, washing machine, fridge freezer and a chrome extractor hood, and a low maintenance yard to the rear. To the upper floor you will find a modern Family bathroom with a vanity basin, toilet and a shower cabinet, a double sized Master bedroom and 2 single bedrooms. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a modern combi boiler. Leasehold, 1.75 per annum. Lease has 778 years remaining. EPC is a BAND C. Offers easy access to the M60 motorway junction and within walking distance of Kearsley railway station and lovely canal side walks. Viewings strictly by appointment only with Bolton Properties.







ACCOMMODATION



Entrance Vestibule *3' 6" x 3' 1" (1.06m x 0.93m)*
The entrance vestibule to the front of the property. Fitted with a composite entrance door to the front aspect. Fitted with an internal oak wooden door into the lounge.

Lounge *14' 6" x 13' 11" (4.43m x 4.23m)*
A spacious lounge to the front of the property, with a feature living flame gas fire and surround. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a lovely oak colour wood flooring. Fitted with a large double glazed window to the front aspect. Warmed by a gas central heated radiator.



Reception Room 2 *12' 2" x 13' 11" (3.72m x 4.23m)*
A second reception room to the rear, currently used as a dining area, with space for a large dining table and chairs. Storage cupboard beneath the stairwell. Decorated in neutral colours with a oak colour wood flooring. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

Kitchen *9' 9" x 8' 8" (2.96m x 2.64m)*
A modern fully fitted kitchen to the rear of the property. Comes with an integrated gas hob, grill, oven, chrome extractor hood and fridge freezer. Plumbed in for a washing machine. A double glazed window is fitted to the rear with a double glazed entrance door to the side aspect.



Rear Yard *17' 7" x 13' 1" (5.37m x 4.0m)*
A low maintenance yard to the rear of the property. Space for garden furniture and storage unit.

Family Bathroom *8' 4" x 5' 3" (2.55m x 1.6m)*
A modern Family bathroom with a vanity basin, toilet and a shower cabinet. Fully tiled walls and floor with shadow lighting around the wall mirror. A double glazed window is fitted to the rear aspect. Warmed by a chrome towel holder.



Master bedroom *11' 5" x 8' 2" (3.47m x 2.5m)*
A double sized Master bedroom to the rear of the property. Decorated in neutral colours with oak colour wood flooring. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 2 *12' 2" x 6' 4" (3.72m x 1.93m)*
A single sized bedroom to the front of the property. Decorated in neutral colours with a light oak wood colour floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 3 *12' 4" x 7' 3" (3.75m x 2.2m)*
A single sized bedroom to the front of the property. Decorated in neutral colours with a light oak wood floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

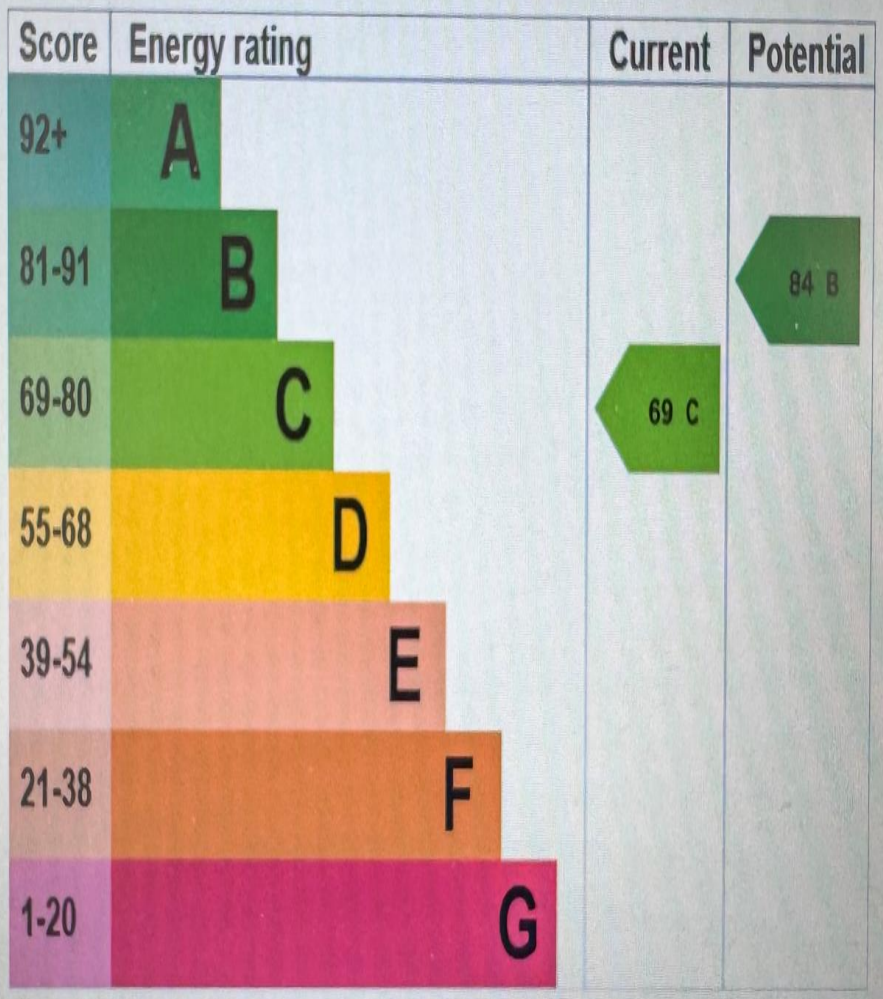


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Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.