



Rayleigh Close, Manchester, M26 1RL

£275,000

THE PERFECT FAMILY HOME

Nestled in the desirable Rayleigh Close, Radcliffe, this charming semi-detached house presents an exceptional opportunity for families seeking a modern and spacious home. Boasting four generously sized bedrooms, including a master suite with an en-suite shower room, this property is designed for comfort and convenience.

The heart of the home features an open-plan living and dining area, seamlessly connected to a modern fitted kitchen equipped with high-quality appliances. This layout is perfect for entertaining guests or enjoying family meals together. The property also includes two well-appointed bathrooms, ensuring ample facilities for all residents.

Outside, the landscaped garden offers a tranquil retreat, ideal for relaxation or outdoor activities. With off-road parking available for two cars, convenience is at your fingertips. The house is situated in a quiet cul-de-sac, providing a peaceful environment while remaining close to the bustling town centre, tram station, and motorway links, making commuting a breeze.

Families will appreciate the proximity to local schools, ensuring that educational needs are easily met. This property truly embodies a fantastic prime location, combining spacious living with modern amenities. Whether you are looking for a family home or a place to entertain, this house has everything you need for a comfortable lifestyle. Don't miss the chance to make this wonderful property your new home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Four Bedroom Semi Detached Family Home
- Open Plan Living And Dining Area
- Main Bedroom With En Suite
- Landscaped Rear Garden
- Off Road Parking
- EPC Rating - TBC
- Tenure - Leasehold
- Modern Fitted Kitchen
- Quiet Cul De Sac Location
- Council Tax Band - C

Ground Floor

Entrance

Composite double glazed frosted leaded door to hall.

Hall

12'11 x 3'7 (3.94m x 1.09m)

Central heating radiator, smoke alarm, alarm, door to reception room, stairs to first floor, wood effect laminate flooring.

Reception Room

21'2 x 11'8 (6.45m x 3.56m)

UPVC double glazed box window, two central heating radiators, doors to kitchen diner and understairs storage.

Kitchen Diner

15'4 x 11'1 (4.67m x 3.38m)

Central heating radiator, glossed wall and base units, granite effect surfaces, composite sink and drainer with mixer tap, four ring induction hob, extractor hood, integrated microwave and oven, integrated fridge freezer, boiler cupboard, dishwasher, plumbing for washing machine, wood effect lino flooring, UPVC double glazed door to rear, door to WC.

WC

5'8 x 3'1 (1.73m x 0.94m)

Central heating radiator, dual flush WC, pedestal wash basin with traditional taps, extractor fan, tiled effect lino flooring.

First Floor

Landing

15'10 x 6'6 (4.83m x 1.98m)

Central heating radiator, loft access, smoke alarm, doors to four bedrooms and bathroom.

Bedroom One

10'11 x 8'3 (3.33m x 2.51m)

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

En Suite

8'3 x 4'8 (2.51m x 1.42m)

Chrome heated towel rail, dual flush WC, vanity top wash basin with mixer tap, enclosed direct feed rainfall shower and rinse head, extractor fan, part tiled elevations, wood effect lino flooring.

Bedroom Two

10'8 x 8'5 (3.25m x 2.57m)

UPVC double glazed window, central heating radiator.

Bedroom Three

10'1 x 6'9 (3.07m x 2.06m)

UPVC double glazed window, central heating radiator.

Bedroom Four

10'4 x 6'7 (3.15m x 2.01m)

UPVC double glazed window, central heating radiator.

Bathroom

8'3 x 4'9 (2.51m x 1.45m)

Chrome heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and a direct feed rainfall overhead shower and rinse head, extractor fan, part tiled elevations, wood effect lino flooring.

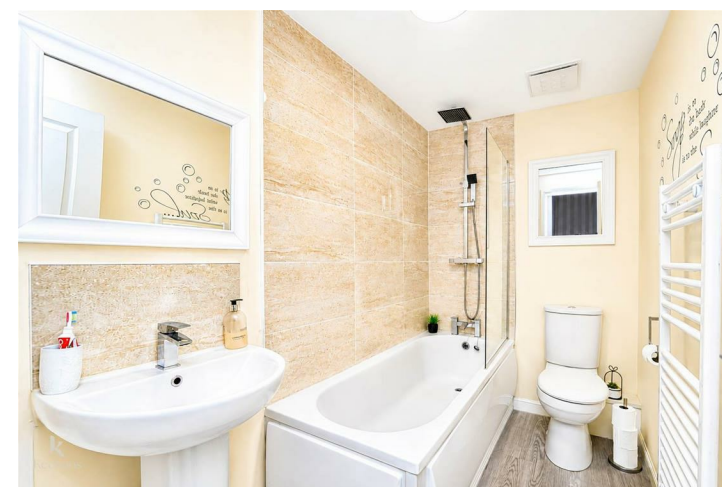
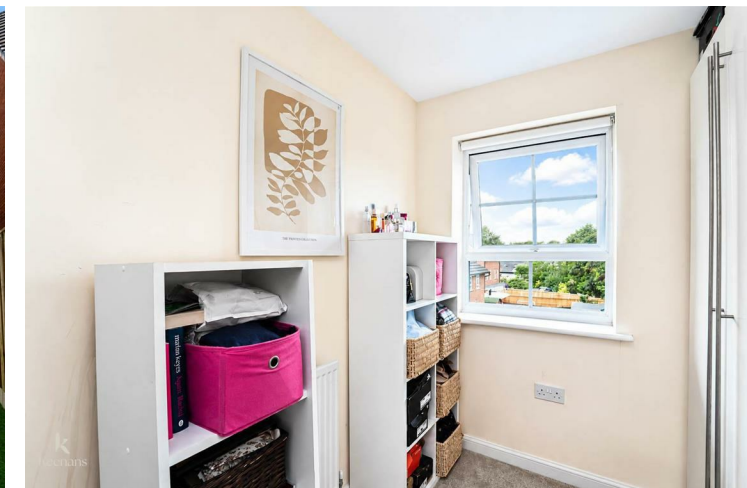
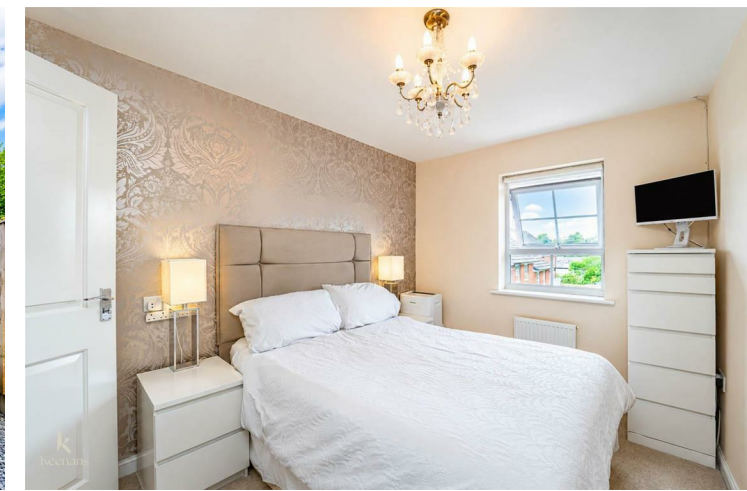
External

Front

Block paving areas, stone chippings, stone flagging.

Rear

Enclosed garden with artificial grass, stone flagged area, stone chippings.



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