

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	82
(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.

## Richmond Walk, Radcliffe, M26 4JN

**£199,950**

Nestled in the charming area of Richmond Walk, Radcliffe, Manchester, this extended terraced house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms and a modern bathroom, this home is designed for comfortable living.

Upon entering, you are greeted by a spacious reception room that flows seamlessly into a large open-plan kitchen and dining lounge area. This contemporary layout is perfect for entertaining guests or enjoying family meals. The ground floor also features a convenient utility room, adding to the practicality of the space.

The property boasts delightful private gardens both at the front and rear. The front garden is adorned with lovely flower beds, a lush lawn, and a charming paved patio area, creating an inviting first impression. The rear garden continues this theme, offering additional paved areas and flower beds, ideal for outdoor relaxation or gardening enthusiasts.

This home has been thoughtfully renovated to provide a blend of modern living and outdoor enjoyment, making it a perfect choice for those seeking a comfortable and stylish residence in a desirable location. With its appealing features and welcoming atmosphere, this property is sure to attract interest. Don't miss the chance to make this lovely house your new home.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

# Richmond Walk, Radcliffe, M26 4JN

£199,950



- Terraced Mews
- Three Piece Bathroom
- On Street Parking
- EPC Rating TBC
- Three Bedrooms
- Utility Room
- Freehold
- Open Plan Living Kitchen
- Front & Rear Gardens
- Council Tax Band B

## Ground Floor

### Utility Room

13'4 x 6' (4.06m x 1.83m)

### Open Plan Living Kitchen

23'11 x 16'7 (7.29m x 5.05m)

## First Floor

### Bedroom One

12'2 x 8'8 (3.71m x 2.64m)

### Bedroom Two

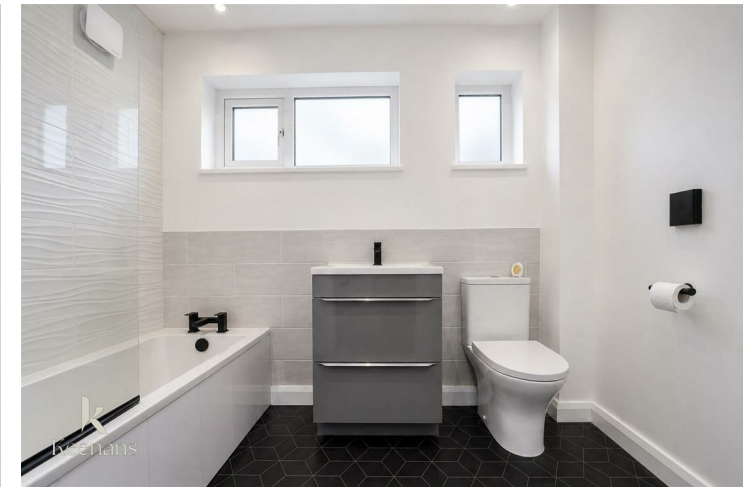
11'6 x 7'11 (3.51m x 2.41m)

### Bedroom Three

7'7 x 6'5 (2.31m x 1.96m)

### Bathroom

8'4 x 5'4 (2.54m x 1.63m)



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