



**Harper Fold Road, Radcliffe, Manchester, M26 3UB Offers in the Region Of £320,000**

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! IMMACULATE TURNKEY PRESENTATION THROUGHOUT! STUNNING! (please note this property is in probate status, so allow some extra time for the sale to complete). An extremely well presented 3 bedroom detached bungalow with a driveway and a single garage, located on Harper Fold Road in Radcliffe, Greater Manchester. Briefly comprises of the following, an entrance hallway, a spacious lounge with a feature living flame gas fire and surround, a modern fully fitted high gloss kitchen including an integrated gas hob, microwave, oven, pull out extractor hood, fridge freezer and a washing machine, an open plan dining area with space for a good sized dining table and chairs, a standalone toilet including a basin and a toilet, a modern Family bathroom including a vanity basin, toilet and a shower cabinet plus 3 double sized bedrooms. Comes with new double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. To the rear is a low maintenance garden and a single garage. FREEHOLD PROPERTY!



## ACCOMMODATION

### **Entrance Hallway** 10' 10" x 3' 11" (3.30m x 1.2m)

An L shaped entrance hallway.

### **Lounge** 16' 1" x 11' 11" (4.9m x 3.62m)

A spacious lounge with a feature living flame gas fire and surround. Plenty of space for modern furniture. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Kitchen** 10' 7" x 12' 2" (3.22m x 3.7m)

A modern fully fitted high gloss kitchen including an integrated gas hob, microwave, oven, pull out extractor hood, fridge freezer and a washing machine. Comes with a double glazed window to the rear aspect, with a double glazed entrance door to the side aspect.

### **Dining Area (Open plan)** 7' 1" x 10' 7" (2.15m x 3.22m)

An open plan dining area, adjacent to the kitchen. Space for a good sized dining table and chairs. Decorated in neutral colours with a medium oak wooden floor. Warmed by a gas central heated radiator.

### **Family Bathroom** 5' 10" x 6' 9" (1.79m x 2.07m)

A modern Family bathroom including a vanity basin, toilet and a shower cubicle. Fully tiled walls and flooring. A double glazed window is fitted to the side aspect. Warmed by a gas central heated towel holder.

### **Standalone toilet** 7' 7" x 3' 4" (2.32m x 1.02m)

A standalone toilet including a basin and a toilet in white. Fitted with a double glazed window to the side aspect.

### **Master bedroom** 11' 10" x 11' 11" (3.61m x 3.63m)

A double sized Master bedroom to the front of the property. Decorated in neutral colours with a grey coloured carpet. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 10' 0" x 10' 3" (3.05m x 3.12m)

A double sized bedroom to the front of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 3** 11' 0" x 10' 6" (3.36m x 3.2m)

A double sized bedroom to the rear of the property. (Currently utilised as a second reception room). Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Rear Garden** 28' 9" x 26' 10" (8.76m x 8.17m)

A low maintenance landscaped garden to the rear.

### **Garage** 19' 6" x 12' 0" (5.94m x 3.66m)

A single story garage to the rear.





# Energy rating and score

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

See how to improve this property's energy efficiency.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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:

