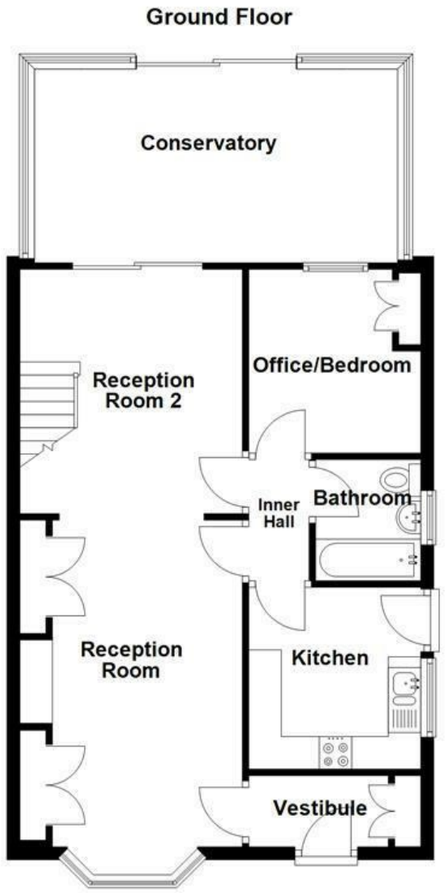
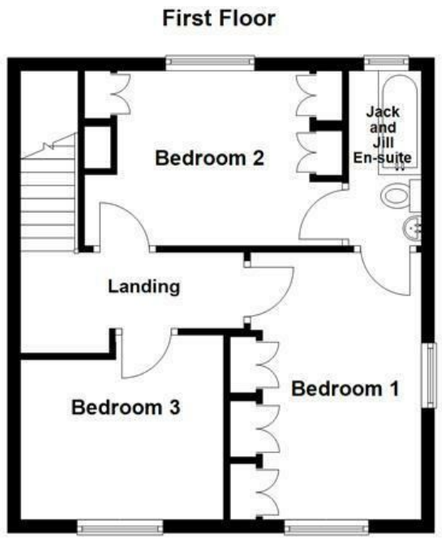
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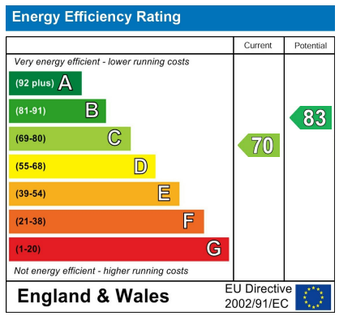












Affleck Avenue, Radcliffe, M26 1HN

£325,000

SPACIOUS FAMILY HOME IN RADCLIFFE

Welcome to this charming house located on Affleck Avenue in Radcliffe, a delightful area that offers both comfort and convenience. This property boasts an inviting layout, featuring a spacious reception room that seamlessly connect to a modern dining area, complete with a stylish media wall. The dining room flows effortlessly into a generous conservatory, perfect for enjoying natural light and views of the garden.

The well-appointed kitchen is situated on the ground floor, alongside a practical office space/bedroom and a bathroom, making it ideal for family living. Upstairs, you will discover three well-proportioned bedrooms, with the two largest sharing a conveniently located bathroom, ensuring ease of access for all.

The exterior of the property is equally appealing, with beautifully maintained laid-to-lawn gardens at both the front and rear, providing a lovely outdoor space for relaxation or entertaining. Additionally, the property features off-road parking in front of the garage, adding to the convenience of this delightful home.

This house is perfect for families or anyone seeking a comfortable and stylish living space in a friendly neighbourhood. With its thoughtful design and ample amenities, it is a wonderful

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

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Affleck Avenue, Radcliffe, M26 1HN

£325,000

4 2 2 C

- Immaculate Semi Detached Dormer Bungalow
- Ample Living Space
- Off Road Parking and Garage
- EPC Rating: C
- Three/Four Bedrooms
- Contemporary Fitted Kitchen
- Tenure: Freehold
- Two Bathrooms
- Gardens to Front, Side And Rear
- Council Tax Band: C

Ground Floor

Vestibule
6'10 x 3'7 (2.08m x 1.09m)

UPVC double glazed frosted entrance door, coving, storage, wood effect flooring and door to reception room one.

Reception Room One
16'18 x 10'11 (4.88m x 3.33m)

UPVC double glazed leaded bay window, central heating radiator, coving, ceiling fan, media wall with storage, wall mounted inset electric fire, open access to reception room two and door to inner hall.

Reception Room Two
12'4 x 11'3 (3.76m x 3.43m)

Central heating radiator, coving, wood effect flooring, stairs to first floor with glass and oak balustrade, door to hall and UPVC double glazed sliding door to conservatory.

Conservatory
18'1 x 9'9 (5.51m x 2.97m)

UPVC double glazed leaded windows with shutters, central heating radiator, tile effect floor and UPVC double glazed sliding door to rear.

Inner Hall
6'2 x 2'8 (1.88m x 0.81m)

Doors to kitchen, office/bedroom and bathroom.

Kitchen
9'2 x 8'7 (2.79m x 2.62m)

UPVC double glazed leaded window, central heating radiator, wall and base units, wood effect worktops, tiled splash backs, one and half bowl stainless steel sink with draining board and mixer tap, space for freestanding cooker, space for fridge freezer, plumbing for washing machine, wood effect flooring and UPVC double glazed frosted leaded door to rear.

Bathroom
6'1 x 5'4 (1.85m x 1.63m)

UPVC double glazed frosted leaded window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed shower over and wood effect flooring.

Office/Bedroom
9'3 x 8'8 (2.82m x 2.64m)

UPVC double glazed leaded window, central heating radiator, coving, ceiling fan and integrated storage.

First Floor

Landing
11'5 x 2'11 (3.48m x 0.89m)

Doors to three bedrooms.

Bedroom One
13'6 x 9'11 (4.11m x 3.02m)

Two UPVC double glazed leaded windows, central heating radiator, coving, ceiling fan, fitted wardrobes and door to Jack and Jill en suite.

Bedroom Two
13' x 8'11 (3.96m x 2.72m)

UPVC double glazed leaded window, coving, ceiling fan, fitted wardrobes and door to Jack and Jill en suite.

Jack And Jill En Suite
8'10 x 3'8 (2.69m x 1.12m)

UPVC double glazed frosted leaded window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with traditional taps, PVC panel elevation and wood effect flooring.

Bedroom Three
10'3 x 9'4 (3.12m x 2.84m)

UPVC double glazed window, central heating radiator and coving.

External

Front
Laid to lawn, paving and bedding areas.

Side
Driveway with an EV charging point leading to garage.

Garage
26'7 x 9'5 (8.10m x 2.87m)

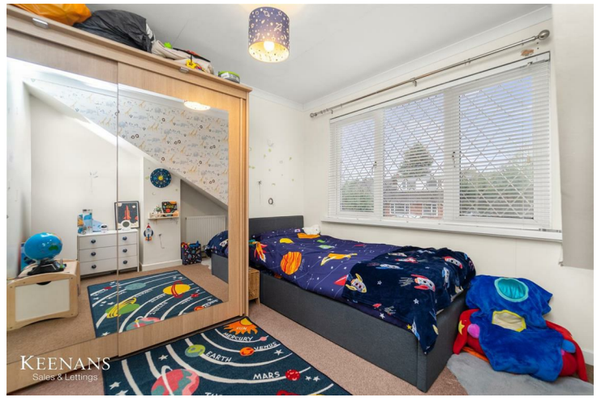
Up and over door, UPVC double glazed frosted window with electricity supply and fuse box.

Rear
Laid to lawn garden, paving, gravel chippings and storage shed.

















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