



99 Harper Fold Road, Radcliffe

£210,000 Freehold

Three bedroom semi detached property • Extended kitchen • Large rear garden • Large integral garage • In need of modernisation • Driveway for one vehicle • Excellent first time buyer property or investment opportunity • Close to great schools both primary and secondary • Close to local amenities • Five minutes from tram stop to Manchester





This three bedroom semi detached house presents an excellent opportunity for first time buyers or investors seeking a property with great potential. Situated just five minutes from the nearest tram stop to Manchester, the home is ideally located close to both primary and secondary schools, as well as a range of local amenities, making it perfect for families and commuters alike.

The property features an extended kitchen, providing additional space for dining or entertaining, and a large integral garage that offers valuable storage or conversion potential (subject to planning permission). Although in need of modernisation, the house offers a versatile layout with ample scope for personalisation and improvement. The driveway accommodates one vehicle, providing convenient off-road parking. With its spacious interior and excellent location, this property is a rare find for those looking to create a comfortable family home or a smart investment.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The outside space is equally impressive, offering a generous and private setting for relaxing or entertaining. At the front, a flagged driveway leads to the integral garage and is complemented by a lawned area with some small bushes and trees, creating a welcoming approach to the house. The large rear garden features an immediate flagged patio area, ideal for outdoor dining or summer gatherings, which leads onto a well-maintained lawn bordered by a range of mature bushes, shrubs, planters and trees. The garden benefits from an outside hosepipe connection, making it easy to maintain the greenery or wash down the patio. A fence panel surround provides privacy and security for children or pets. The rear garden also offers direct access to the garage, adding further convenience and flexibility. This spacious and versatile outdoor area is perfect for families, gardening enthusiasts or those who simply enjoy spending time outdoors.