



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(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	

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Sycamore Drive, Radcliffe, M26 4SA

£450,000

A TRULY UNIQUE & STYLISH EXTENDED DETACHED HOME, SET WITH OPEN-PLAN LIVING/DINING/SNUG AREA

Welcome to this stunning modern home located on Sycamore Drive in Radcliffe, Manchester. This spacious property boasts four generously sized bedrooms, making it an ideal choice for families or those seeking extra space.

As you step inside, you are greeted by a large entrance hall that showcases contemporary features and sets the tone for the rest of the home. The ground floor offers a well-designed layout, with open plan living that maximises space and light, including a spacious reception room that flows seamlessly into a remarkable kitchen diner. This area is perfect for entertaining, enhanced by bi-folding doors that open up to the expansive rear garden, allowing for a delightful indoor-outdoor living experience.

The first floor is equally impressive, featuring three double bedrooms and one large single bedroom, that provide ample room for relaxation and privacy. The main bedroom benefits from an en-suite bathroom and two large double fitted wardrobes, while the other bedrooms share a convenient Jack and Jill bathroom, ensuring comfort for all family members or guests.

Outside, the large rear garden offers a wonderful space for outdoor activities, gardening, or simply enjoying the fresh air. The property also includes a driveway that accommodates multiple

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4 2 3 C

- Beautifully Presented Detached Property
 - Open-Plan Living Areas with Modern Fitted Kitchen
 - A Must View to Truly Appreciate This House!
 - EPC Rating C
- Four Bedrooms, Two Bathrooms & Downstairs WC
 - Enclosed Rear Garden & Driveway with EV Charging
 - Tenure Leasehold
- A Truly Unique Design Throughout
 - Set Within a Sought-After Quiet Neighbourhood
 - Council Tax Band D

Ground Floor

Entrance Hallway

12'3 x 7'10 (3.73m x 2.39m)

UPVC double glazed front entrance door, UPVC double glazed frosted window, central heating radiator, feature wall light, wood effect flooring, stairs to the first floor and doors to WC and reception room. Feature vaulted ceilings.

WC

5'8 x 2'8 (1.73m x 0.81m)

UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin and wood effect flooring.

Reception Room

15'1 x 11'3 (4.60m x 3.43m)

Two UPVC double glazed windows, central heating radiator, media wall with fireplace and television point, wood effect flooring and open to the kitchen.

Kitchen

18'2 x 8'8 (5.54m x 2.64m)

Two UPVC double glazed windows, spotlights, central heating radiator, range of high gloss wall and base units with marble surfaces, breakfast bar, ceramic double bowl sink, electric oven, electric hob, integrated fridge freezer and dishwasher, smoke alarm, wood effect flooring and open to the dining room.

Dining Room

18'3 x 8'7 (5.56m x 2.62m)

UPVC double glazed frosted window, central heating radiator, spotlights and bi-folding doors to the rear.

Snug

15'3 x 9'10 (4.65m x 3.00m)

UPVC double glazed window, central heating radiator, loft access fitted storage housing the washing machine, spotlights and bi-folding doors to the rear.

First Floor

Landing

9'9 x 2'10 (2.97m x 0.86m)

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

Bedroom One

11'4 x 11'3 (3.45m x 3.43m)

UPVC double glazed window, central heating radiator, fitted storage and door to the en suite.

En Suite

9'2 x 6'1 (2.79m x 1.85m)

UPVC double glazed frosted window, heated towel rail, direct feed walk in shower, dual flush WC, vanity top wash basin, tiled elevations and spotlights.

Bedroom Two

12'5 x 8'11 (3.78m x 2.72m)

UPVC double glazed window, central heating radiator and door to the bathroom.

Jack & Jill Bathroom

5'8 x 5'5 (1.73m x 1.65m)

UPVC double glazed window, panelled bath with shower overhead, dual flush WC, vanity top wash basin, spotlights and extractor fan.

Bedroom Three

12'8 x 8'1 (3.86m x 2.46m)

UPVC double glazed window and central heating radiator.

Bedroom Four

7'2 x 7'2 (2.18m x 2.18m)

UPVC double glazed window and central heating radiator.

External

Front

Laid to lawn garden and driveway providing off road parking. EV charging points.

Rear

Paved garden with decking, stone chippings and planted beds, pergola, awning above bifolds, shed (12x8ft), outdoor charging points.

