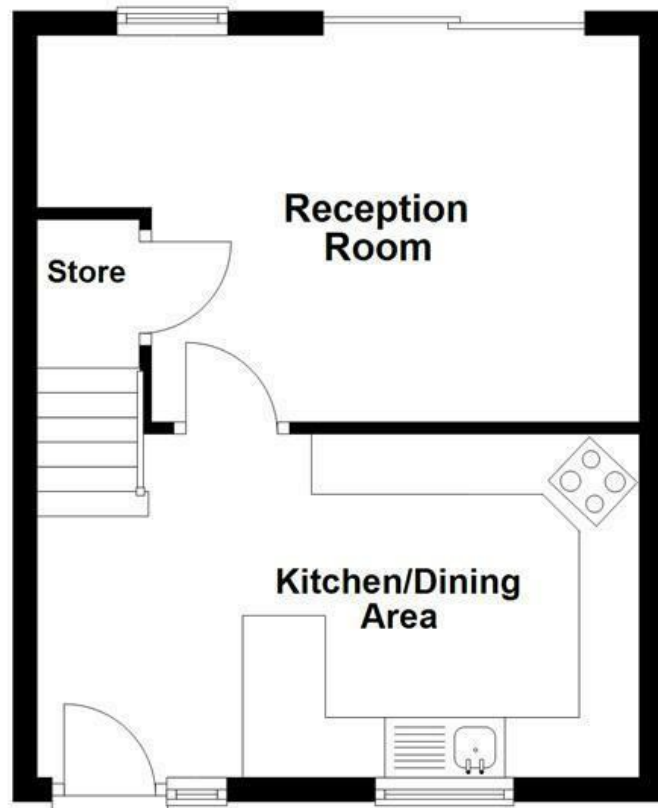
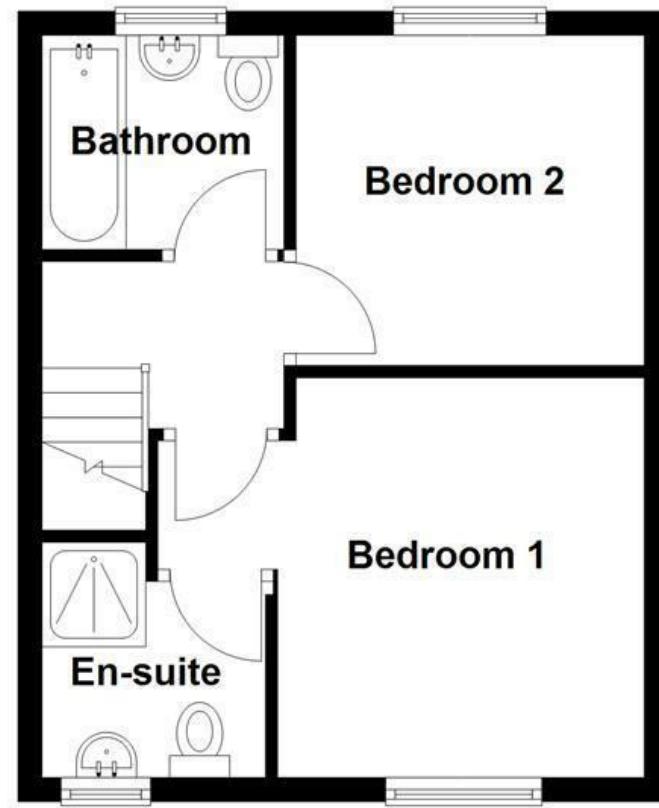


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## Cloughbank, Manchester, M26 1BD

### Offers Over £240,000

#### THE PERFECT HOME

Nestled on the charming Cloughbank, Radcliffe, this outstanding semi-detached house presents an excellent opportunity for those seeking a comfortable and modern home. Boasting two spacious double bedrooms, this property is ideal for small families or couples looking for a tranquil living space.

The heart of the home is a contemporary open-plan kitchen, perfect for both cooking and entertaining. The property also features two well-appointed bathrooms, ensuring convenience for all residents. The neutral decoration throughout creates a warm and inviting atmosphere, allowing you to easily personalise the space to your taste.

Set on an impressive plot, the property benefits from enviable garden space, providing a delightful outdoor retreat for relaxation or play. Additionally, off-road parking and a carport offer practical solutions for vehicle storage, making life that little bit easier.

Located on a quiet cul-de-sac, this home enjoys a peaceful setting while still being conveniently close to essential amenities. Local schools, bus routes, and major motorway links are all within easy reach, making it an ideal choice for those who value both tranquillity and accessibility.

# Cloughbank, Manchester, M26 1BD

## Offers Over £240,000

 **2**  **2**  **1**  **C**

- Immaculate Semi Detached Property
  - Modern Fitted Dining Kitchen
  - Off Road Parking
  - EPC Rating C
- Two Bedrooms
  - Perfect First Home
  - Tenure Leasehold
- Two Bathrooms
  - Gardens to Front and Rear
  - Council Tax Band B

### Ground Floor

#### Kitchen/Dining Area

16'5 x 9'4 (5.00m x 2.84m )  
Composite double glazed frosted front door, UPVC double glazed window, central heating radiator, range of panelled wall and base units with granite effect work surfaces, granite effect splashback, composite sink and drainer with mixer tap, integrated high rise double Bosch oven and microwave, four ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, extractor fan, wood effect laminate flooring, door to reception room and stairs to first floor.

#### Reception Room

16'5 x 10'7 (5.00m x 3.23m)  
UPVC double glazed window, central heating radiator, television point, under stairs storage, wood effect laminate flooring and UPVC double glazed sliding door to rear.

### First Floor

#### Landing

6'9 x 4'8 (2.06m x 1.42m)  
Loft access, doors leading to two bedrooms and bathroom.

#### Bedroom One

13'1 x 11'1 (3.99m x 3.38m)  
UPVC double glazed window, central heating radiator, over stairs storage and door to en suite.

#### En Suite

6'5 x 5'5 (1.96m x 1.65m )  
UPVC double glazed frosted window, heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower with rinse head, tiled elevations, extractor fan and wood effect lino flooring.

#### Bedroom Two

9'6 x 9'0 (2.90m x 2.74m)  
UPVC double glazed window and central heating radiator.

#### Bathroom

6'9 x 5'10 (2.06m x 1.78m)  
UPVC double glazed frosted window, central heating radiator, low basin WC, vanity top wash basin with mixer tap, panel bath with mixer tap, tiled elevations, extractor fan, spotlights and tiled effect lino flooring.

### External

#### Rear

Laid to lawn garden with paving.

#### Front

Laid to lawn garden and tarmac driveway.



Tel: 01617510340

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