



287 Dumers Lane, Radcliffe  
£180,000

**Miller Metcalfe**  
*Every step of the way*

## 287 Dumers Lane

Radcliffe, Manchester

An excellent opportunity for first-time buyers to step onto the property ladder, this well-presented mid-terrace home offers spacious accommodation in a convenient location close to a range of local amenities and transport links.

The accommodation comprises an entrance vestibule leading into a generous living room, along with a spacious dining kitchen fitted with a range of wall and base units, providing plenty of space for everyday living and entertaining.

To the first floor are two well-proportioned double bedrooms and a family bathroom.

Externally, the property is garden-fronted and benefits from a large enclosed rear yard, offering excellent outdoor space with the potential to create off-road parking, subject to any necessary permissions.

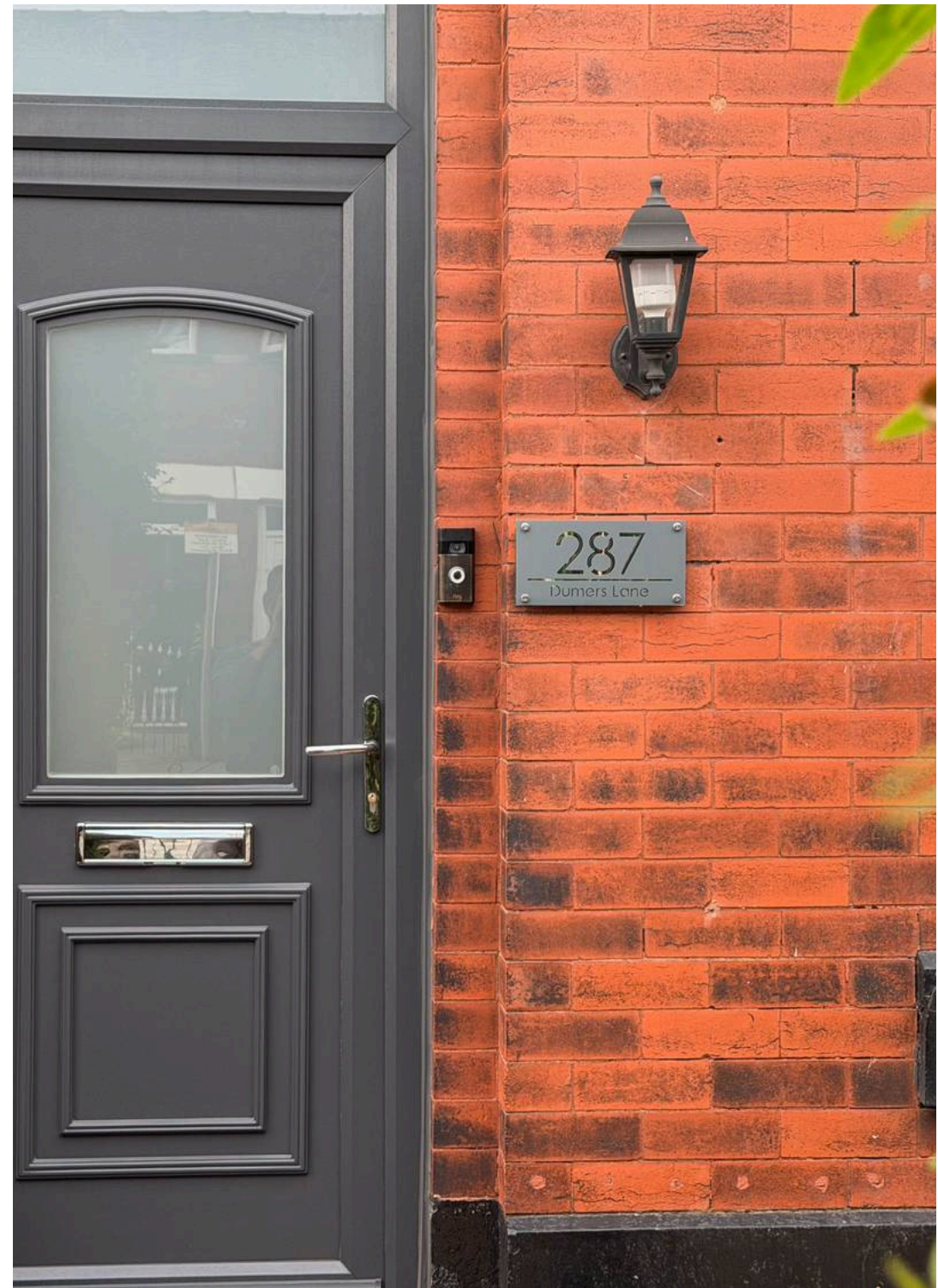
Conveniently positioned close to local amenities, schools and excellent transport links, the property is within easy reach of the Radcliffe Metrolink, providing straightforward access to both Manchester and Bury town centres. Ready to move straight into while still offering scope to add your own personal touch, this lovely home is an ideal choice for those looking to purchase their first property.

Council Tax band: A

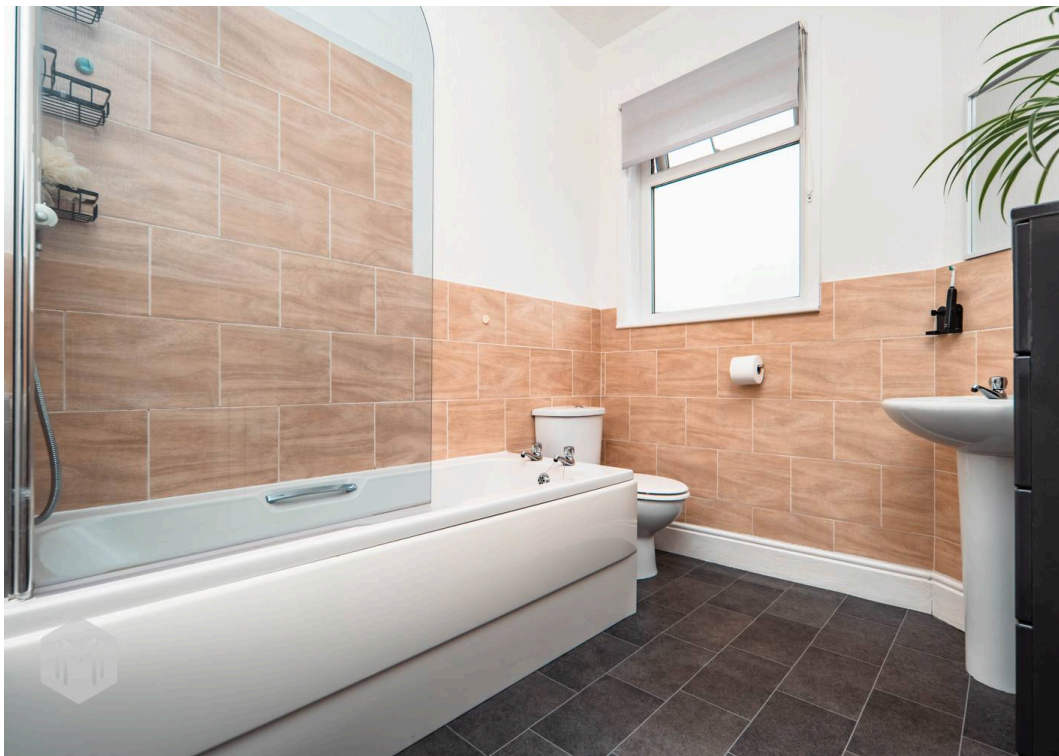
Tenure: Leasehold

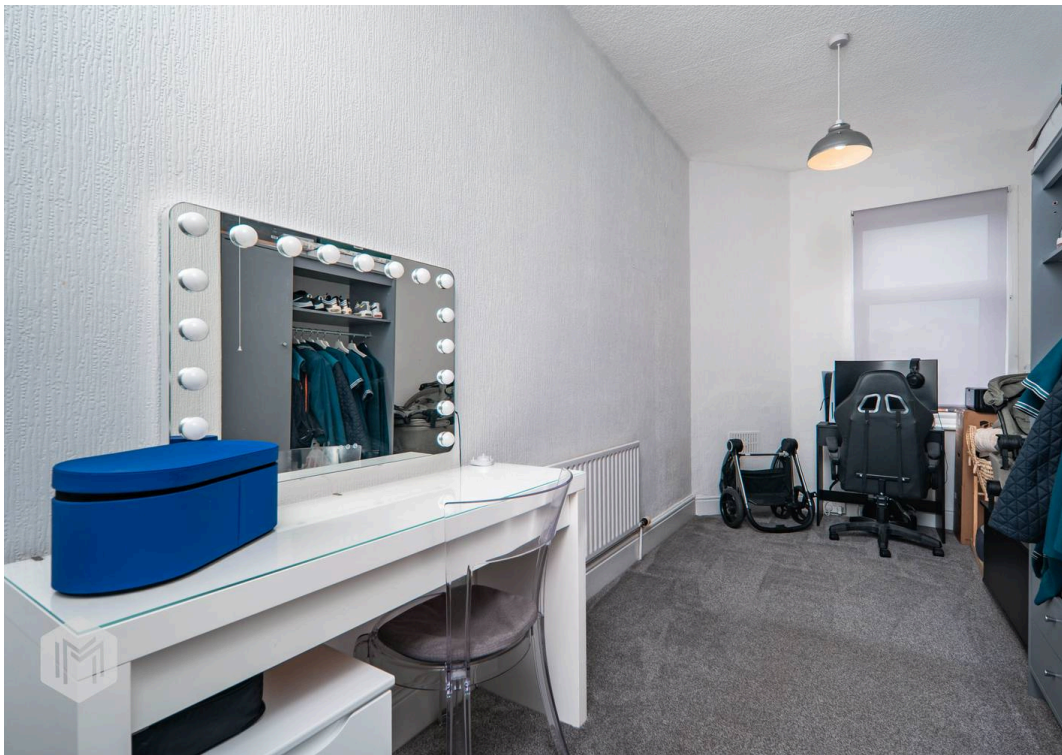
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

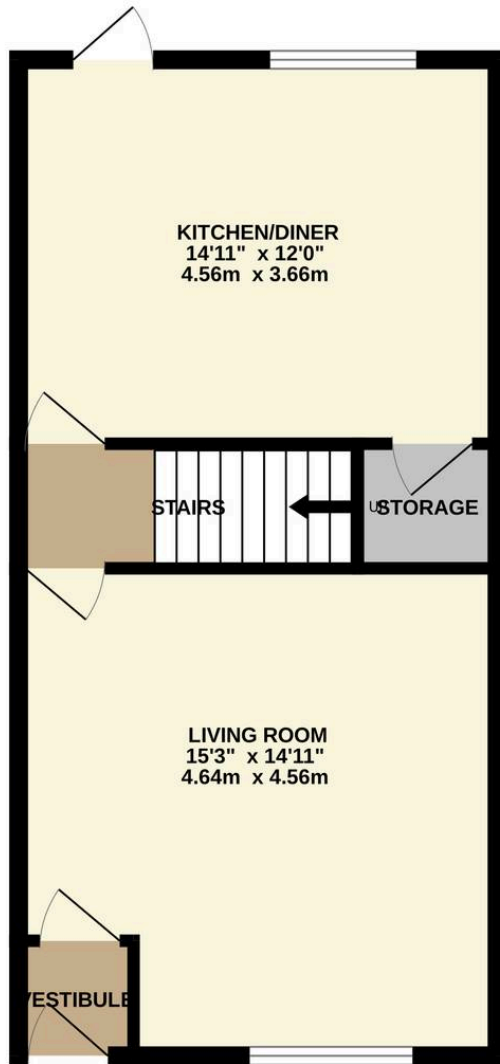




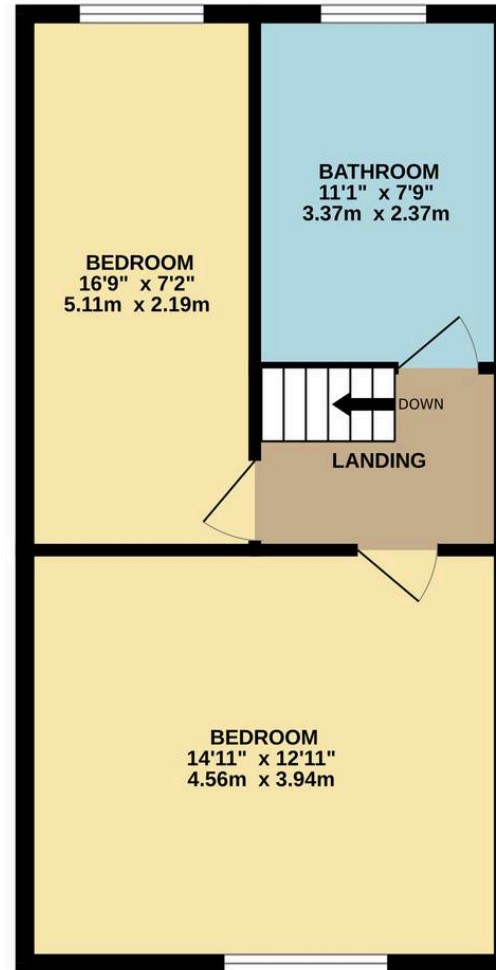




GROUND FLOOR  
466 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.5 sq.m.) approx.

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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## Miller Metcalfe Bury

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