



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	84
(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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Greendale Drive, Radcliffe, M26 1UQ

Offers Over £425,000

A GORGEOUS FOUR BEDROOM DETACHED FAMILY HOME

Situated on Greendale Drive in the charming town of Radcliffe, Manchester, this impressive four-bedroom detached house offers a perfect blend of space, comfort, and modern living. Set on a large plot, the property boasts a beautifully landscaped garden, providing an ideal outdoor retreat for families and entertaining guests alike.

Upon entering, you are greeted by two spacious reception rooms, perfect for both relaxation and social gatherings. The heart of the home is undoubtedly the gorgeous kitchen diner, which is equipped with high-quality fitted appliances, making it a delight for any culinary enthusiast. Additionally, a separate utility room and a convenient WC enhance the practicality of this well-designed space.

The property features four generously sized double bedrooms, ensuring ample room for family members or guests. The master bedroom is a true highlight, complete with a walk-in wardrobe and an en suite shower room, offering a private sanctuary for relaxation.

With a driveway that accommodates multiple cars, this home is not only functional but also caters to the needs of modern family life. The combination of stylish interiors and a

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- Impressive Detached Property
- Three Piece Bathroom
- Off Road Parking
- EPC Rating C
- Four Bedrooms
- En Suite To Main Bedroom
- Tenure Freehold
- Contemporary Open Plan Dining Kitchen
- Enclosed Rear Garden
- Council Tax Band E

Ground Floor

Entrance Porch

8'8 x 2'10 (2.64m x 0.86m)

UPVC double glazed front entrance door, two UPVC double glazed windows, UPVC double glazed frosted window, wood effect flooring and composite door to the hallway.

Hallway

15'4 x 6'1 (4.67m x 1.85m)

Central heating radiator, coving, smoke alarm, wood effect flooring, stairs to the first floor and doors to two reception rooms, kitchen and WC.

WC

7'11 x 4'8 (2.41m x 1.42m)

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

Reception Room One

14'10 x 14'5 (4.52m x 4.39m)

UPVC double glazed bay window, central heating radiator, storage, coving and open to the kitchen.

Reception Room Two

12'4 x 7'10 (3.76m x 2.39m)

UPVC double glazed window, central heating radiator, television point, spotlights and wood effect flooring.

Kitchen

24'10 x 9'2 (7.57m x 2.79m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite surfaces, stainless steel one and a half bowl sink with drainer, twin AEG electric ovens and microwave in high rise units, AEG four ring induction hob, extractor hood, integrated dishwasher and fridge freezer, television point, spotlights, wood effect flooring, door to the utility and UPVC double glazed French doors to the rear.

Utility Room

10' x 5'1 (3.05m x 1.55m)

Central heating radiator, range of high gloss wall and base units with granite effect surfaces, stainless steel sink with drainer, plumbing for washing machine, space for fridge freezer, spotlights, wood effect flooring and door to the rear.

First Floor

Landing

12'5 x 10'5 (3.78m x 3.18m)

Loft access, smoke alarm, over stairs storage and doors to four bedrooms and bathroom.

Bedroom One

12'5 x 11'5 (3.78m x 3.48m)

Two UPVC double glazed windows, central heating radiator, spotlights and access to en suite and walk in wardrobe.

En Suite

7'11 x 7'1 (2.41m x 2.16m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, direct feed walk in shower unit, tiled elevations, spotlights, extractor fan and tiled flooring.

Walk In Wardrobe

8'8 x 5'9 (2.64m x 1.75m)

UPVC double glazed frosted window and central heating radiator.

Bedroom Two

12'10 x 12'2 (3.91m x 3.71m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Bedroom Three

16'8 x 6'1 (5.08m x 1.85m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes and wood effect flooring.

Bedroom Four

10'3 x 9'1 (3.12m x 2.77m)

Two UPVC double glazed windows, central heating radiator and wood effect flooring.

Bathroom

7'2 x 5'11 (2.18m x 1.80m)

UPVC double glazed frosted window, central heating towel rail, panelled bath with direct feed shower overhead, dual flush WC, vanity top wash basin, PVC panelled elevations, PVC panelled ceiling with spotlights and wood effect flooring.

External

Front

Paved garden and block paved driveway providing off road parking.

Rear

Enclosed laid to lawn garden with paving and stone chipped areas.



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