

RESIDE  
BOLTON



Plot 89 School Street  
Radcliffe, Manchester, M26 3BP

Asking Price £375,950



# Plot 89 School Street

Radcliffe, Manchester, M26 3BP

Designed with modern family life in mind, this beautiful four-bedroom home offers a perfect balance of open, sociable spaces and quiet areas to relax and recharge.

The bright kitchen and dining area opens directly onto the garden through French doors, while a separate living room with a charming bay window, a downstairs cloakroom, and plentiful storage add to the home's practicality and comfort.

Upstairs, four spacious bedrooms—including a master en-suite—give everyone their own private haven, complemented by a generous family bathroom that's ideal for unwinding at the end of the day.

## Scholars Park

Welcome to Scholars Park, a selection of 90, stunning three and four bedroom family homes in the historic town of Radcliffe. Each home at Scholars Park is made to suit stylish, modern life, while simultaneously meeting the needs of first-time buyers and growing families. With fantastic amenities, and excellent transport links across the country, Radcliffe could be the place for you.

## Ground Floor

This stunning, 4-bedroom home perfectly blends family-sized living areas with private spaces for rest and relaxation, making it an impressive and adaptable modern home.

With a spacious kitchen and dining area, with French doors opening up to the back garden, downstairs cloakroom and a separate living room with an elegant bay window and plenty of downstairs storage, it's perfect for every lifestyle.

## First Floor

Upstairs, the 4 generously-sized bedrooms





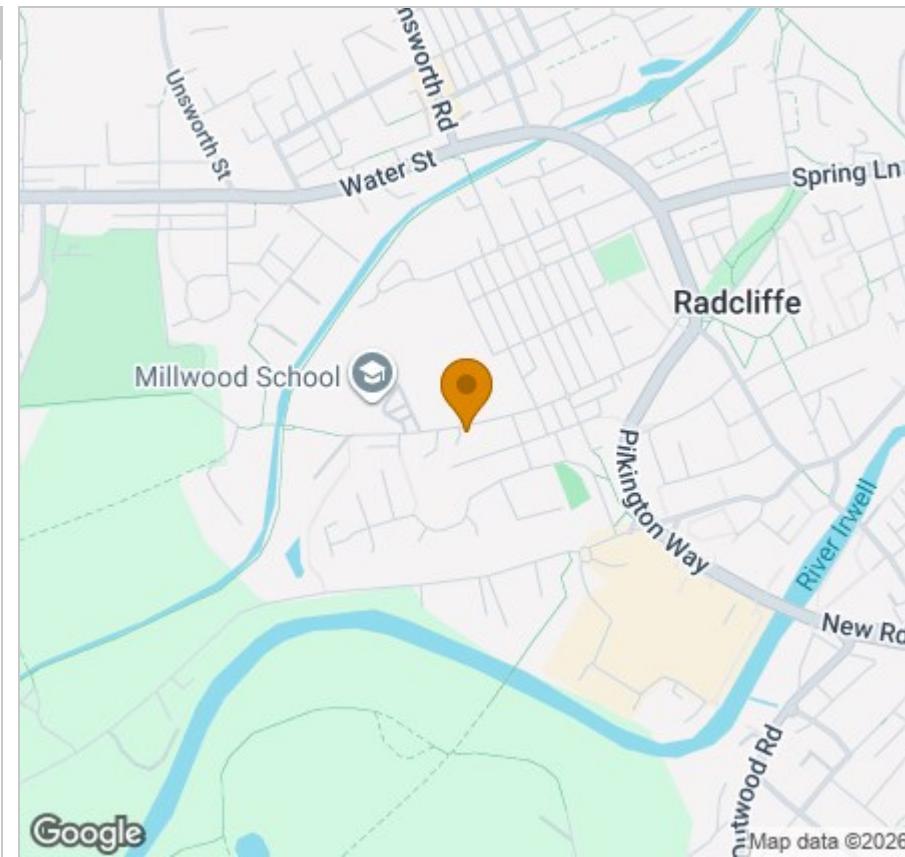
and a master en-suite provide ideal, separate spaces for the whole family to wind down and relax in a space that everyone can call their own, while the large family bathroom provides space for winding down with a well-deserved spa treatment.

- NEW HOME
- Four Spacious Bedrooms
- Sleek Open Plan Kitchen
- Two Bathrooms
- French Double Doors
- Bright & Spacious Living Room
- Close To Excellent Transport Links
- 10 Year LABC New Homes Warranty
- Double Driveway
- EPC Rating TBC

## Floor Plan



## Area Map



## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

## Viewing

Please contact our Reside Bolton Office on 0161 808 0408  
if you wish to arrange a viewing appointment for this property or require further information.

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