



Byron Avenue, Manchester, M26 3GU Offers Over £320,000

Lifestyle Sales and Lettings are pleased to market this stunning four bedroom, three-storey semi-detached home in Radcliffe in Greater Manchester.

This beautifully refurbished four-bedroom, semi-detached family home is arranged over three spacious floors and finished to an exceptional standard throughout. Situated in a desirable part of Radcliffe, this is a true walk-in property and ready to move straight into and make your home from day one, offering flexible accommodation and an abundance of usable living space perfectly suited to modern family life.

The ground floor welcomes you with a stylish hallway leading to a front lounge that immediately sets the tone for the quality found throughout the home. This inviting space features a bespoke media wall unit with an inset electric fire, creating a warm and contemporary focal point, complemented by a charming bay window seating area that floods the room with natural light. To the rear, the stunning modern fitted kitchen combines beautifully with a dining area, finished with elegant wooden worktops and patio doors opening directly onto the garden, making it ideal for family living and entertaining. The ground floor also benefits from a versatile playroom, perfect for children, home working, or a hobby space, along with a downstairs WC and a separate utility room for added practicality.

The first floor offers two generous double bedrooms, a well-proportioned single bedroom and a stylish modern three-piece bathroom suite with a shower over the bath, providing comfortable and functional accommodation for growing families. The second floor is dedicated to the impressive main bedroom, a peaceful retreat featuring two Velux windows that fill the space with natural light, along with a contemporary en-suite shower room finished with luxury fittings and beautiful tiling, creating a hotel-style feel.

The property has undergone a full refurbishment and boasts high-end finishes throughout, including oak woodwork to the bannister, gas central heating, double glazing, excellent decor, premium flooring, and a consistently high-quality finish that truly sets this home apart.

Externally, the property continues to impress with a driveway providing off-road parking for up to three vehicles, making it ideal for busy family life. To the rear, the low-maintenance garden features a patio seating area and artificial grass, offering a safe and practical outdoor space for children to play while also being perfect for relaxing and entertaining with minimal upkeep.

This home is perfectly positioned for family living with excellent facilities, schools, parks, and transport links close by. It has great access to Bolton, Bury, Manchester and beyond, including easy access to the motorway network, Radcliffe Metrolink tram stop, regular bus routes and strong local transport connections make commuting simple and convenient.

The location also provides easy access to Radcliffe, Whitefield, and Prestwich, all popular for shopping, dining out, leisure and everyday amenities.

The property offers flexible accommodation, additional usable living space, a high-end finish throughout and true move-in condition, this exceptional family home represents a rare opportunity for potential buyers and must be viewed to be fully appreciated.

Lounge

13'5" x 11'9" (4.10m x 3.60m)

Kitchen/ Dining Room

20'0" x 10'5" (6.10m x 3.20m)

Play Room

9'2" x 8'10" (2.80m x 2.70m)

W.C

5'6" x 2'3" (1.70m x 0.70)

Utility Room

7'6" 8'10" (2.30m 2.70m)

Bedroom

11'5" x 10'5" (3.50m x 3.20m)

Bedroom

10'5" x 12'5" (3.20m x 3.80m)

Bedroom

9'2" x 7'6" (2.80m x 2.30m)

Bathroom

8'2" x 5'6" (2.50m x 1.70m)

Bedroom

9'10" x 12'1" (3.00m x 3.70m)

Landing

5'2" x 9'10" (1.60m x 3.00)

Ensuite

3'11" x 10'5" (1.20m x 3.20)

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Freehold

To be confirmed by the Vendor's Solicitors

Possession:

Vacant possession upon completion

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

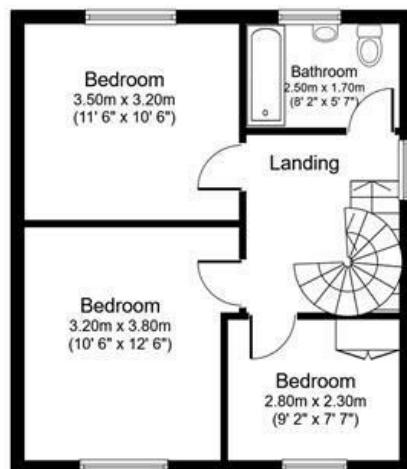
Important Information for Successful Buyers:

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

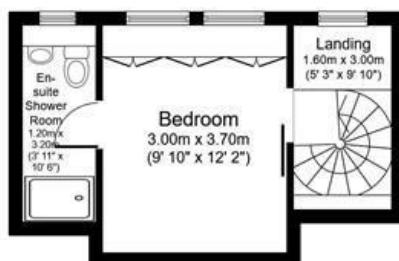
Total floor area 121.3 sq.m. (1,305 sq.ft.) approx



Ground Floor



First Floor



Second Floor

Created using Vision Publisher™

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(31-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(31-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	



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