


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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## Lichfield Road, Manchester, M26 3LZ

### Offers Over £310,000

A MODERN FOUR BEDROOM FAMILY HOME

Located on Lichfield Road in the charming area of Radcliffe, Manchester, this beautifully renovated link-detached house presents an exceptional opportunity for families seeking a modern and spacious home. Boasting four generously sized bedrooms, this property is designed to accommodate the needs of a growing family with ease.

Upon entering, you are welcomed into two inviting reception rooms, perfect for both relaxation and entertaining. The semi-extended modern kitchen is a highlight of the home, offering a stylish and functional space for culinary enthusiasts. The kitchen seamlessly flows into the living areas, creating an open and airy atmosphere that is ideal for family gatherings.

The property features two well-appointed bathrooms, including a convenient shower room on the ground floor and a modern family bathroom upstairs, ensuring that morning routines run smoothly for everyone. Each bedroom is thoughtfully designed, providing ample space and comfort for all family members.

The landscaped garden is a delightful outdoor retreat, offering a tranquil space for children to play or for adults to unwind after a long day. This home is ready to move into, having been fully renovated to a high standard, making it a perfect choice for those who desire a contemporary living environment without the hassle of renovation work.

# Lichfield Road, Manchester, M26 3LZ

Offers Over £310,000

 4  2  2  D

- Four Bedroom Detached Home
- Two Contemporary Bathrooms
- Off Road Parking
- Tenure - Leasehold

- Two Spacious Reception Rooms
- Fully Renovated Throughout
- EPC Rating - D
- Semi Extended Modern Kitchen
- Landscaped Rear Garden Space
- Council Tax Band - D

## Ground Floor

### Entrance

UPVC double glazed door to porch.

### Porch

4'9 x 4'6 (1.45m x 1.37m)

Four UPVC double glazed windows, spotlights, UPVC frosted door to reception room one.

### Reception Room One

21 x 18 (6.40m x 5.49m)

UPVC double glazed bay window, spotlights, wood effect laminate flooring, doors to kitchen diner and reception room two, stairs to first floor.

### Kitchen Diner

14'2 x 10'11 (4.32m x 3.33m)

UPVC double glazed window, central heating radiator, gloss wall and base units, wood effect laminate surfaces, composite sink and drainer with high spout mixer tap, five ring gas burner hob, extractor hood, double oven, integrated dishwasher, integrated fridge freezer, spotlights, smoke alarm, tiled splashbacks, tiled flooring, UPVC double glazed sliding doors to rear.

### Reception Room Two

20'5 x 6'8 (6.22m x 2.03m)

UPVC double glazed window, central heating radiator, coving, spotlights, wood effect laminate flooring, doors to shower room and bedroom one, UPVC frosted door to rear.

### Shower Room

6'2 x 3'2 (1.88m x 0.97m)

UPVC frosted window, chrome heated towel rail, dual flush WC, vanity top wash basin with mixer tap, enclosed direct feed rainfall shower and rinse head, PVC ceiling, spotlights, tile elevations and tiled flooring.

### Bedroom One

13'8 x 8'4 (4.17m x 2.54m)

UPVC double glazed window, central heating radiator, spotlights, fitted wardrobes.

## First Floor

### Landing

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

UPVC double glazed frosted window, coving, smoke alarm, loft access, doors to three bedrooms and bathroom.

## Bedroom Two

11'5 x 10'9 (3.48m x 3.28m)

UPVC double glazed window, central heating radiator.

## Bedroom Three

10'9 x 9'8 (3.28m x 2.95m)

UPVC double glazed window, central heating radiator, coving.

## Bedroom Four

7'4 x 6'8 (2.24m x 2.03m)

UPVC double glazed window, central heating radiator, coving, storage.

## Bathroom

7 x 6'11 (2.13m x 2.11m)

UPVC frosted window, chrome heated towel rail, dual flush WC, vanity top wash basin with mixer tap, bath with mixer tap and rinsehead, PVC ceiling, spotlights, tiled elevations and tiled flooring.

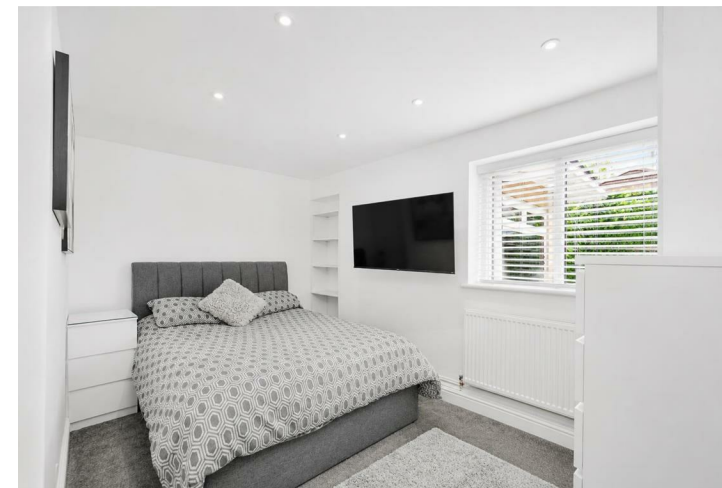
## External

### Front

Block paving, driveway.

### Rear

Artificial grass, composite decking area.



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