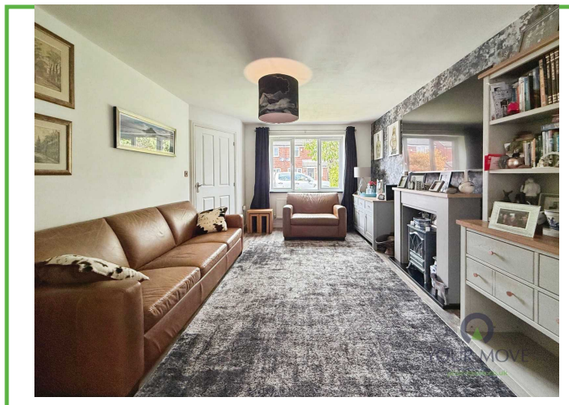
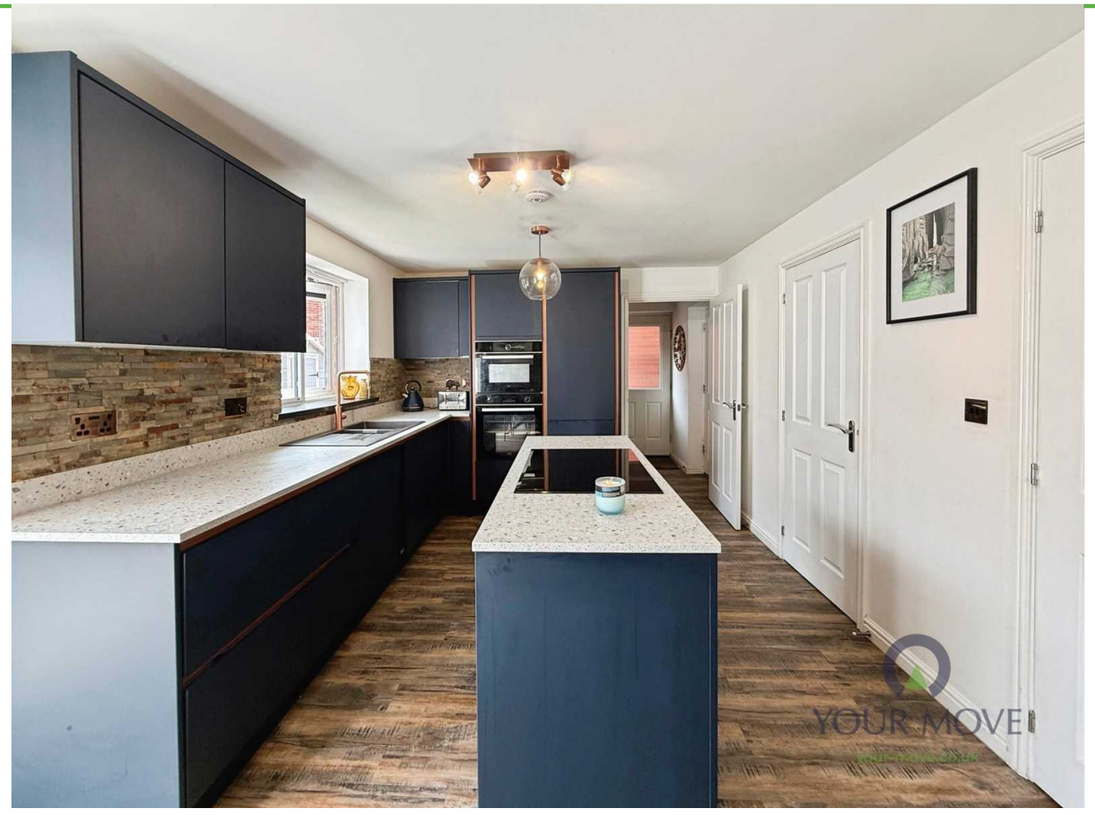
















Halls Close, Radcliffe, Manchester,
Greater Manchester, M26

Asking Price: £350,000

Tenure: Leasehold

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The Property Ombudsman

Halls Close, Radcliffe, Manchester, Greater Manchester, M26

Asking Price: £350,000 Tenure: Leasehold

Council Tax Band: D
EPC Rating: B
Local Authority: Bury Metropolitan Borough Council

Other important information which you will need to know about this property can be found at your-move.co.uk

EPC - B
TENURE - LEASEHOLD

For sale: a well-presented four-bedroom detached house in Radcliffe, Manchester, offering modern family accommodation with an EPC rating of B and council tax band D.

The ground floor provides a bright reception room with a contemporary feature wall and media unit, opening through to a stylish kitchen fitted with dark cabinetry, contrasting worktops and integrated appliances. The kitchen has space for dining and enjoys views over the rear garden. There is...

Living Room
15'9" x 11' (4.8m x 3.35m)
This well sized living room is floored with laminate. There is an electric fireplace, a radiator and a UPVC double-glazed window at the front, providing ample natural light.

Kitchen
18'5" x 10'3" (5.61m x 3.12m)
The kitchen diner is floored with laminate. There are several fitted units which include an integrated oven/microwave and a sink. There is also a fitted island which boasts a five-plate induction hob.

Utility Room
5'2" x 7' (1.57m x 2.13m)
The utility room is floored with laminate. There are fitted units providing storage. The boiler is located here and it is approximately 11 years old.

Downstairs Toilet
5'2" x 2'9" (1.57m x 0.84m)
The DWC has laminate flooring, a sink, a toilet and a radiator.

Master Bedroom
13'2" x 14'4" (4.01m x 4.37m)
The master bedroom is carpeted and has a radiator and a UPVC double-glazed window at the front.

Ensuite Bathroom
6' x 5'8" (1.83m x 1.73m)
The master ensuite is a three-piece bathroom and is floored with vinyl. There is a fitted shower unit, a toilet, a sink and a towel rail.

Bedroom 2
9'3" x 12'3" (2.82m x 3.73m)
The second bedroom is carpeted and has a radiator and a UPVC double-glazed window at the front.

Bedroom 3
9'3" x 9'6" (2.82m x 2.9m)
The third bedroom is carpeted and has a radiator and a UPVC double-glazed window at the rear.

Bedroom 4
7'2" x 9'6" (2.18m x 2.9m)
The fourth bedroom is carpeted and has a radiator and a UPVC double-glazed window at the rear.

Main bathroom
5'7" x 9'8" (1.7m x 2.95m)
The main family bathroom is a three-piece bathroom and it is floored with vinyl. There is a bath with shower fitting, a sink, a toilet and a radiator.

Garage
15'8" x 8'9" (4.78m x 2.67m)

Tenure
LEASEHOLD
Start date: 17/12/2015
End date: 01/01/3013
Ground rent: £240.06 per annum

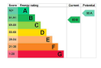
Council Tax
Band D

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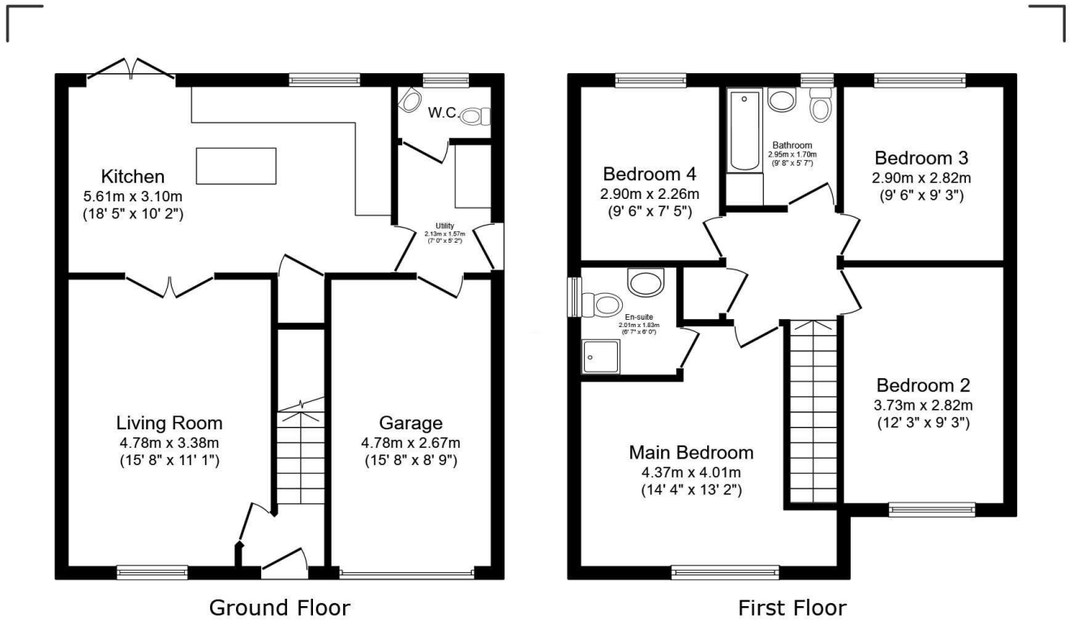
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area: 109.3 sq.m. (1,176 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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