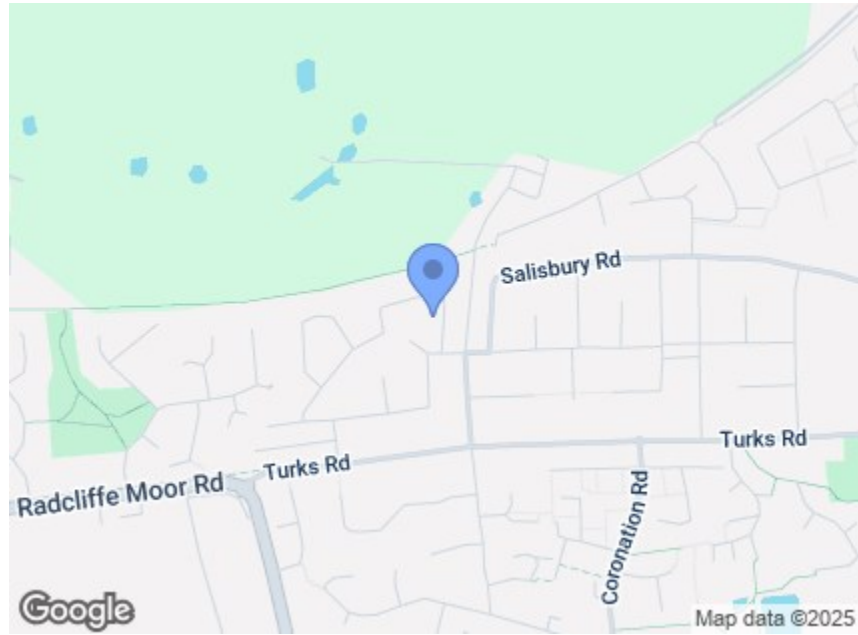


## 7 Winchester Road Radcliffe, Manchester, M26 3LY

**Offers over £264,000**

3 1 2 D

- Well Presented Three Bedroom Detached Property
- Two Reception Rooms
- Large Rear Garden With Driveway Parking & Garage
- Close To Local Amenities, Transport Links & Motorway
- Situated In A Quiet & Well Sought After Location
- Open Plan Kitchen & Dining Room
- Ideal For First Time Buyers & Investors
- A Must See!!! To Appreciate Size & Location Of Property



**Directions**

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St. Turn left onto Longsight Rd/B6214 and turn left onto Brandlesholme Rd/B6214. Continue to follow B6214 and merge onto Crostons Rd/B6213. Then continue straight onto Waterloo St and turn right onto Bolton Rd/A58, continue to follow A58. Next turn left onto Grindsbrook Rd and left onto Higher Ainsworth Rd/B6292. Continue to follow B6292, turn right onto Salisbury Rd, then right onto Moss Shaw Wav. Lastly turn right onto Winchester Rd.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	59		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



# 7 Winchester Road

## Radcliffe, Manchester, M26 3LY

**\*\*WELL PRESENTED THREE BEDROOM DETACHED HOUSE\*\*SITUATED IN A QUIET & WELL SOUGHT AFTER LOCATION\*\*DRIVEWAY PARKING & GARDENS TO FRONT & REAR\*\*** This charming 3-bedroom detached house on Winchester Way in Radcliffe, Bury, offers modern living in a prime location.

Close to schools, parks, shopping, and public transport, it features three generous bedrooms with plenty of natural light. The house includes an additional playroom, ideal for children, a home office, or hobbies, and provides secure parking with a garage and driveway.

The spacious rear garden is perfect for outdoor activities and entertaining. Inside, the home boasts a modern kitchen with ample storage, an open-plan living and dining area, a family bathroom, and an additional downstairs toilet, all with energy-efficient double-glazed windows. The well-maintained front garden and secure garage with extra storage enhance its appeal.

This freehold property falls under council tax band D and has an EPC rating of C. It is a versatile and comfortable home in a desirable location, perfect for families and professionals.

For viewing arrangements, contact us on 0161 959 0166. Act fast – properties like this are in high demand!

### Entrance Hallway

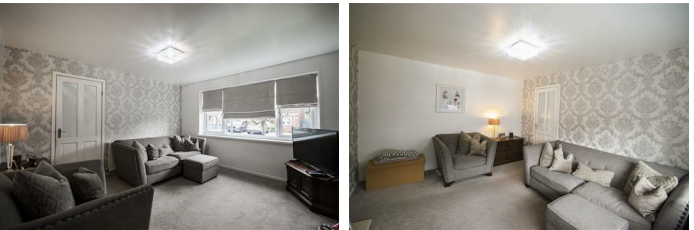
5'10 x 14'7 (1.78m x 4.45m)  
uPVC door opening into the hallway, laminate wood effect flooring, centre ceiling light, gas central heating radiator, access to downstairs accommodation and stairs ascending to the first floor.

### Living Room

11'7 x 12'8 (3.53m x 3.86m)  
With a front facing uPVC double glazed window, gas fire with feature surround , centre ceiling light, gas central heating radiator and power points.



### Alternative View



### Open Plan Kitchen/Diner

17'11 x 8'9 (5.46m x 2.67m)  
uPVC window to rear elevation overlooking garden, fitted with a range of wall and base units with contrasting work tops, inset sink and drainer with a mixer tap, integrated oven, four ring gas hob with extractor fan above, integrated fridge and freezer, 2 x centre ceiling lights, gas central heating radiator, laminate wood flooring, access to play room and garage, double patio doors leading out to the rear garden.



### Alternative View



### Play Room

9'7 x 9'10 (2.92m x 3.00m)  
With a rear facing uPVC double glazed window, laminate wood flooring, centre ceiling light, gas central heating radiator and power points, access to the garage



### First Floor Landing

3'10 x 6'9 (1.17m x 2.06m)  
Leading off to three bedrooms and family bathroom, side facing uPVC double glazed opaque window, centre ceiling light and loft access.

### Bedroom One

10'5 x 11'1 (3.18m x 3.38m)  
Front facing uPVC double glazed window, gas central heating radiator, power points and a centre ceiling light



### Alternative View



### Bedroom Two

10'5 x 9'6 (3.18m x 2.90m)  
Rear facing uPVC double glazed window, built in storage, gas central heating radiator, power points and a centre ceiling light



### Bedroom Three

7'1 x 6'4 (2.16m x 1.93m)  
Rear facing uPVC double glazed window, built in storage, gas central heating radiator, power points and a centre ceiling light



### Family Bathroom

7'1 x 6'4 (2.16m x 1.93m)  
uPVC double glazed window to front elevation, fitted with a three piece suite, comprising of a panel enclosed bath with shower and glass screen, low level WC and a hand wash basin with pedestal, gas central heating radiator, fully tiled walls, laminate flooring and inset spots.



### Rear Garden

An enclosed private rear garden, mainly laid to lawn with a patio area



### Alternative View



### Garage

9'7 x 14'9 (2.92m x 4.50m)  
Power and lighting with up and over garage door.

### Front Elevation & Driveway

Pathway leading to front door with lawned area to left and flagged driveway parking.

Tenure - Freehold  
Council Tax - Bury Band C