



**43 Halls Close, Radcliffe, Manchester, M26 2AG**  
**£369,950**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: [enquiries@thepropertyperspective.co.uk](mailto:enquiries@thepropertyperspective.co.uk) [www.thepropertyperspective.co.uk](http://www.thepropertyperspective.co.uk)

PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this modern detached house with open aspect to front, located on a popular development with access to amenities and transport links.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary bathroom, en suite and WC. Items of note include French doors to the rear, the creation of a work room to part of the garage and the impressively upgraded gardens to the rear. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen, utility room, WC and further workshop. There are 4 well proportioned bedroom, the master with en suite plus a family bathroom accessed from the first floor landing.

The property has an open aspect to the front. There are impressive upgraded gardens with lawn, decking, patio, raised beds plus external power and tap. There is driveway parking to the front plus a store.

Tenure - Freehold  
Estate Management Fee - £40 pa (Never collected)  
Council tax - Band D

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With laminate flooring.

#### Lounge 15'8"(max) x 11'0"(max) (4.80m(max) x 3.37m(max))

With recessed spot lights, laminate flooring and blind.

#### Dining Kitchen 18'4" x 10'3" (5.60m x 3.13m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus breakfast bar and stainless steel splash back. With oven, hob, hood, fridge, freezer and dishwasher. With access to store plus floor tiling. French doors leading to rear garden.

#### Utility Room 7'0" x 5'3" (2.14m x 1.61m)

With laminate worktops and upstands plus floor tiling.

#### WC 5'2" x 2'11" (1.60m x 0.89m)

Having contemporary white sanitary ware with tiling, floor tiling and blind.

#### Workshop 10'11" x 8'10" (3.35m x 2.71m)

With fitted units.

### FIRST FLOOR

#### Landing

With fitted carpets. Access to store.

#### Bedroom 1 14'4"(max) x 13'2"(max) (4.37m(max) x 4.02m(max))

With carpets and blinds. Access to store.

#### En Suite 6'11"(max) x 6'0"(max) (2.13m(max) x 1.83m(max))

Having contemporary white sanitary ware with chrome ladder radiator, recessed spot lights, tiling, vinyl flooring and blind.

#### Bedroom 2 12'2" x 9'2" (3.72m x 2.81m)

With carpets and blinds.

#### Bedroom 3 9'7" x 9'2" (2.94m x 2.81m)

With carpets and blinds.

#### Bedroom 4 9'6" x 7'2" (2.92m x 2.20m)

With carpets and blinds.

#### Bathroom 6'10" x 6'3" (2.09m x 1.92m)

Having contemporary white sanitary ware with shower and screen to bath, tiling, chrome ladder radiator and recessed spot lights.

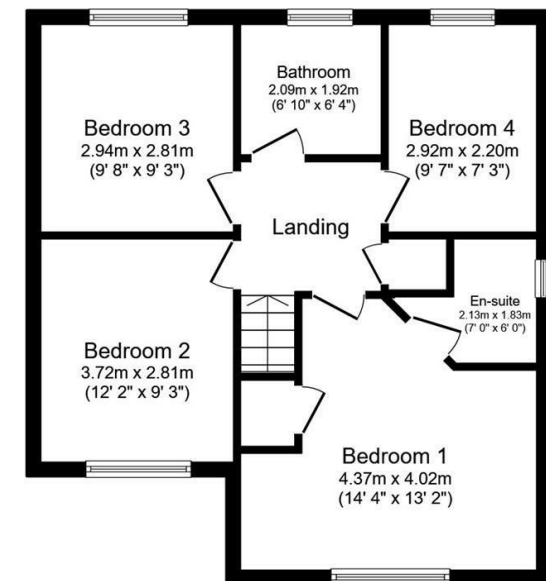
### EXTERNAL

The property has an open aspect to the front. There are impressive upgraded gardens with lawn, decking, patio, raised beds plus external power and tap. There is driveway parking to the front plus a store.



Ground Floor

Floor area 58.6 sq.m. (631 sq.ft.)



First Floor

Floor area 53.8 sq.m. (579 sq.ft.)

Total floor area: 112.4 sq.m. (1,210 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](http://www.Propertybox.io)

PROPERTY  
PERSPECTIVE