



**Marwood Close, Radcliffe, Manchester**

**Offers Over £299,995**

Ben Rose Estate Agents are pleased to present to market this spacious and versatile semi-detached home, situated within a sought-after village of Stoneclough, Lancashire. Offering generous living accommodation throughout, this well-presented property is ideal for couples or those looking to downsize without compromising on space. The home enjoys a convenient location close to a wide range of amenities including shops, bars, restaurants, pubs and reputable schools, with Bolton town centre only a short drive away. Excellent bus links provide easy access into Manchester and Bolton, whilst nearby motorway connections including the M60 and M61 make commuting across the North West simple and convenient. The area also benefits from nearby parks and leisure facilities, making it a fantastic place to call home.

Upon entering the property, you are welcomed through the porch into a spacious front lounge featuring a charming gas fire, creating a warm and inviting atmosphere. To the side, the modern fitted kitchen offers ample storage and worktop space, ideal for everyday living. The ground floor also benefits from a contemporary three-piece bathroom suite. Bedroom Two is a generous double room complete with fitted wardrobes and French doors opening into the conservatory. Adjacent is a versatile play room, also benefiting from French doors into the conservatory. Spanning the full width of the property, the impressive conservatory provides an outstanding additional living space with room for both lounging and dining, finished with tri-folding doors opening onto the rear garden.

To the first floor, the substantial master bedroom enjoys double aspect windows, flooding the room with natural light, whilst also offering the potential to be split into two separate rooms if desired. A further double bedroom can also be found on this floor, alongside a modern four-piece family bathroom featuring a walk-in shower.

Externally, the property boasts a paved and gravel driveway providing off-road parking for up to four vehicles. To the rear is a beautifully maintained garden with mature plants and shrubs, a paved patio seating area, well-kept lawn and raised wooden decking to the bottom of the garden complete with a wooden seated harbour, creating a perfect space for relaxing or entertaining. Two useful garden sheds complete this fantastic outdoor space, rounding off this wonderful and deceptively spacious home.









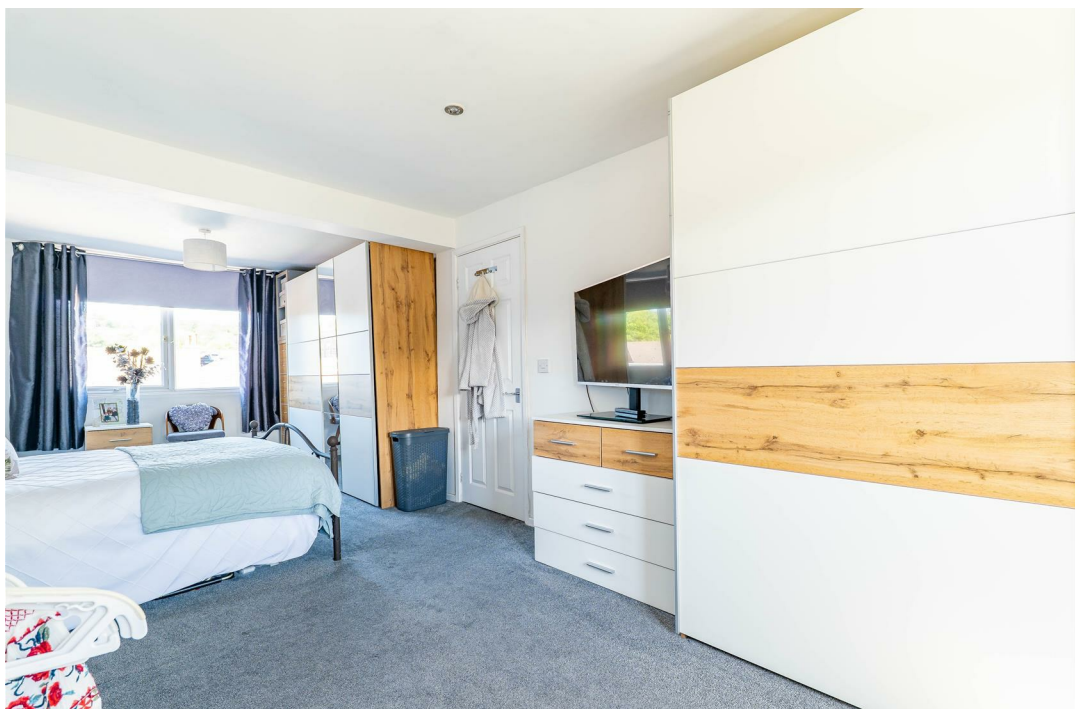


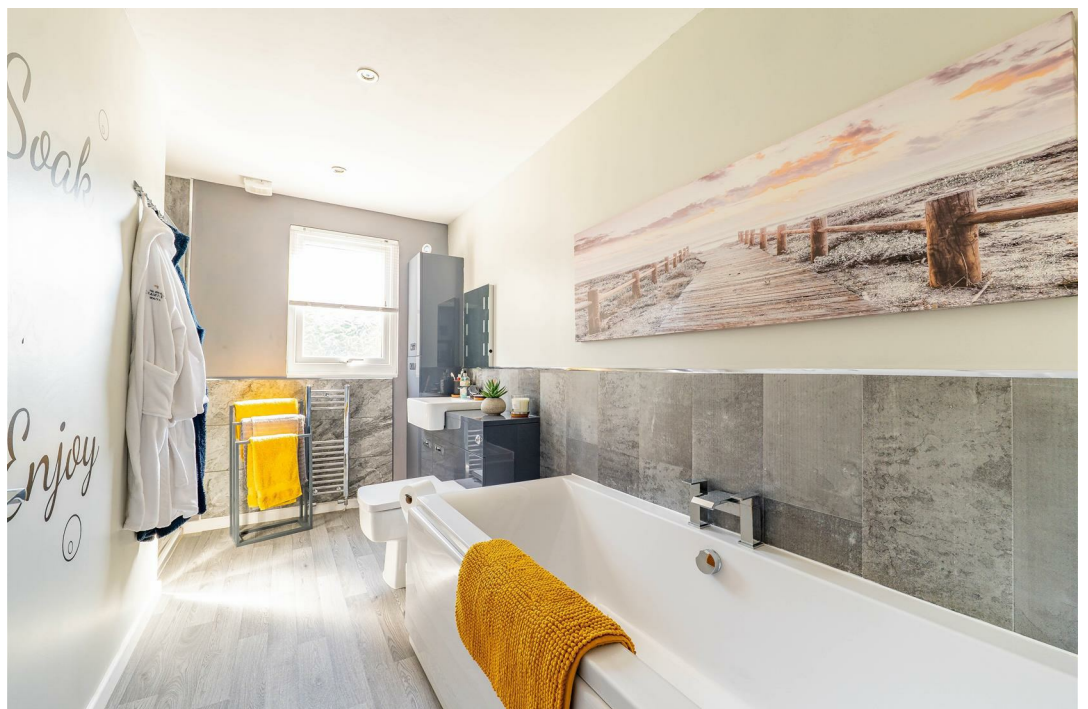
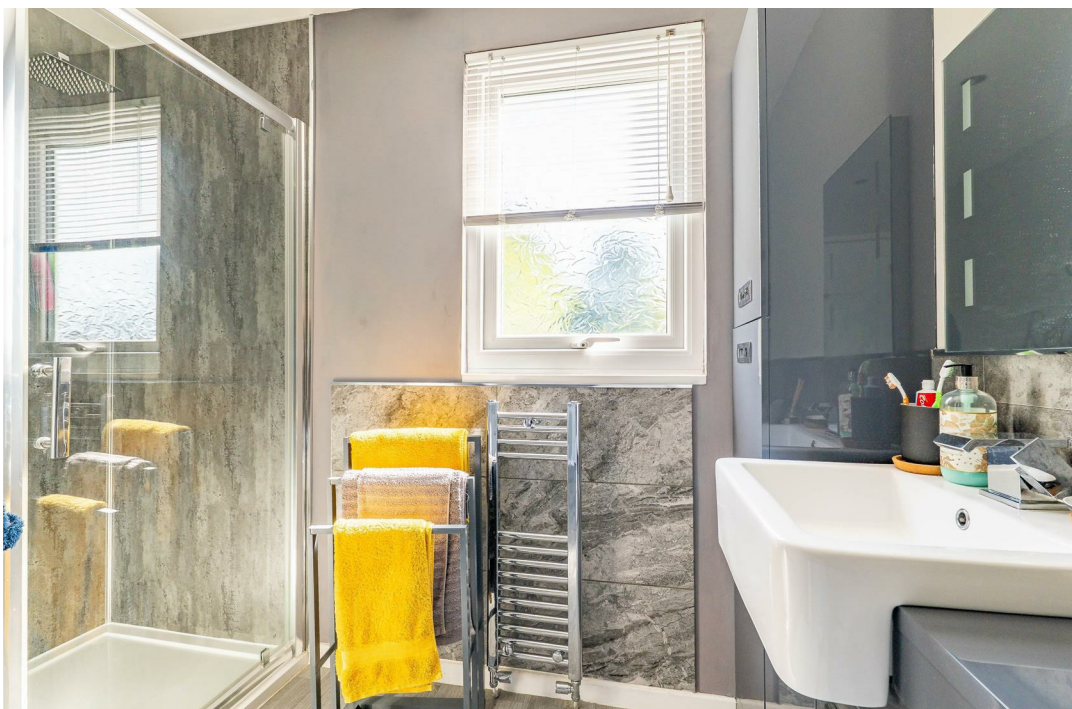












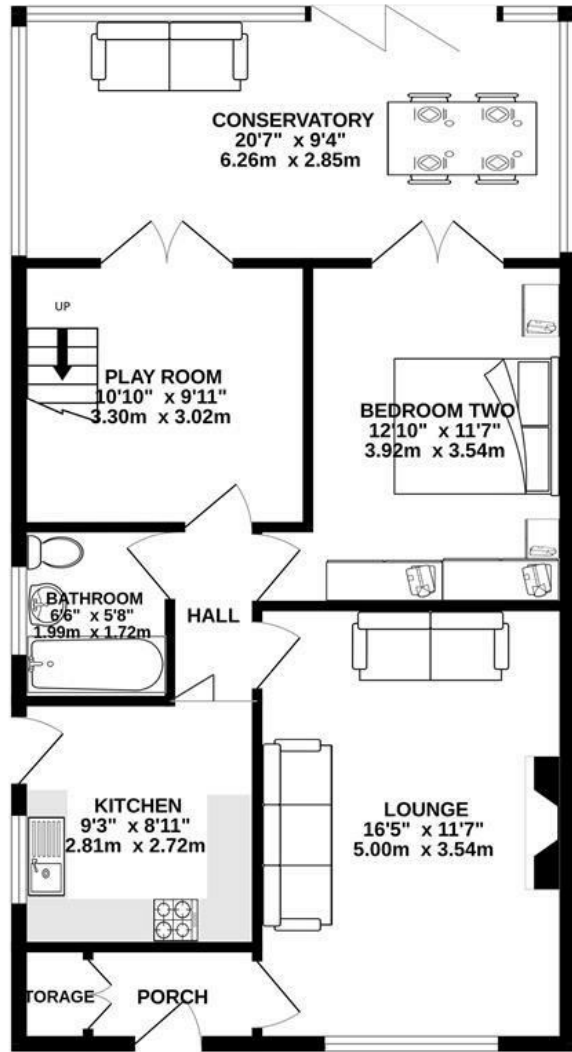




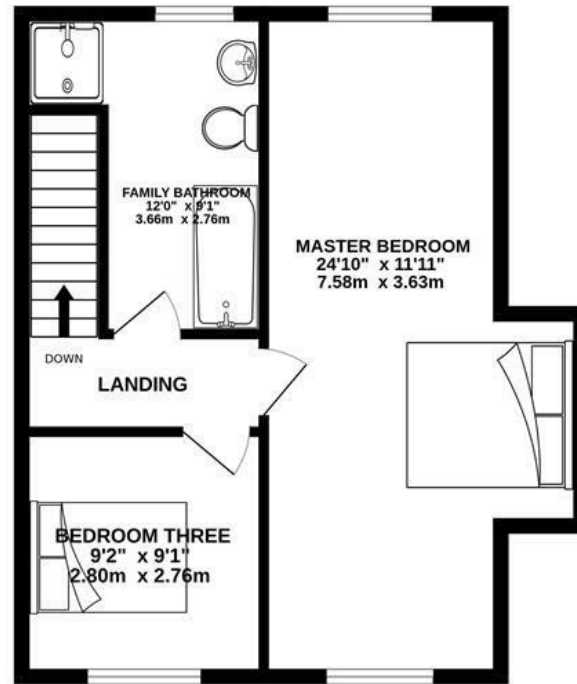


# BEN ROSE

GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.7 sq.m.) approx.

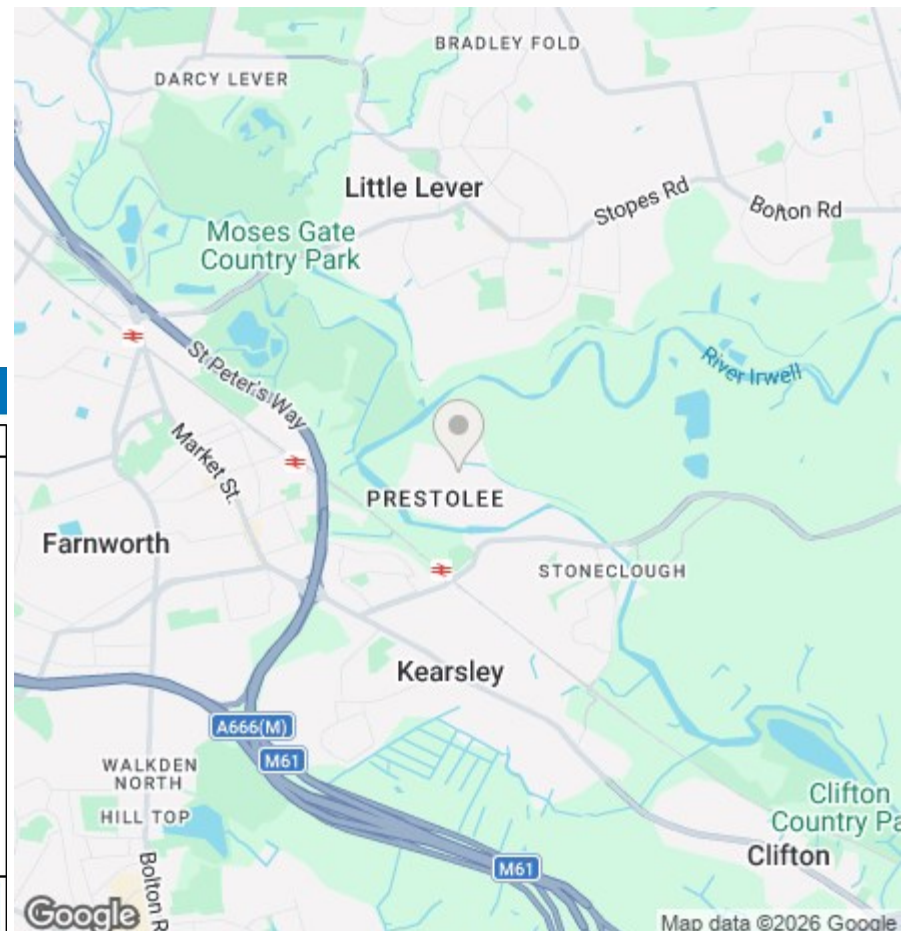


TOTAL FLOOR AREA: 1258 sq.ft. (116.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	