

189 Turks Road, Radcliffe, Manchester, M26 3WW



£273,000

ReducedA deceptive, spacious and versatile home with no chain OVER 1400 SQUARE FEET with hall, lounge, dining room, breakfast kitchen, utility, 3 piece bathroom, 4 double bedroom plus en-suite, drive, gardens front & rear, gas centrally heated, double glazed windows, modern contemporary finish throughout.

- 4 Bedroom
- En-Suite
- Detached
- 2 Reception Rooms
- No Chain
- Off Road Parking



Reduced Positioned on Turks road, Radcliffe this modern detached dormer style bungalow offered with no onward chain WITH OVER 1400 SQUARE FEET and briefly comprising, hall, lounge, dining room, breakfast kitchen, utility and three piece bathroom. There is also two double bedrooms on the ground floor one of which has a two piece en-suite. On the upper level the landing provides access to a further two double bedrooms. The property externally offers a driveway and garden to the front and decked gravel bedded and garden areas to the rear. The property benefits from being in good decorative order throughout and has the benefit of gas central heating and double glazed windows throughout. There are amenities to hand with access to commuting links and public transport and motorway access. The property overall offers versatile living space over two levels and internal inspection is highly recommended to fully appreciate.

Hall

Entrance hall with doors leading to further accommodation.

Lounge 13'3" x 16'8" (4.04m x 5.08m)

Double glazed window to the front elevation, power points, wall mounted radiator, double glazed window to the side aspect.

Dining Room 8'2" x 13'9" (2.49m x 4.20m)

Accessed from the hall to the dining room with power points, wall mounted radiator, door to bedroom one and door to access to stairs rising to upper level.

Kitchen/Breakfast Room 10'7" x 14'7" (3.22m x 4.45m)

Access from the hall to modern fitted kitchen breakfast room with a range of wall and base units with contrasting work surfaces, power points, wall mounted radiator, double glazed window to the rear, integrated oven & grill with four hob gas burner with extractor over, space for fridge freezer, door to side aspect, space for dining, access to the utility.

Utility 4'9" x 3'1" (1.44m x 0.95m)

Accessed from the kitchen to utility with wall mounted gas fired central heating boiler, plumbing for washing facilities.

Bedroom 2 13'1" x 13'9" (4.00m x 4.20m)

Accessed off the hall to bedroom two with double glazed window to the front elevation, power points, wall mounted radiator, space for free standing or built in wardrobes.

Bathroom

Situated next to the kitchen a three piece suite with low level W.C., panelled bath with shower over and screen, pedestal mounted vanity wash basin, splash back tiling, wall mounted radiator, double glazed frosted window to the rear.



Bedroom 1 12'8" x 11'9" (3.86m x 3.59m)

Good sized double room with ample space for free standing or built in wardrobes, power points, wall mounted radiator, door to en-suite, double glazed window to the rear.

En-suite

A two piece suite with low level W.C., vanity wash basin, double glazed frosted window to front elevation.

Landing

Stairs rise to upper level landing with double glazed window to rear elevation, doors lead to the bedrooms, storage cupboard.



Bedroom 3 15'5" x 13'10" (4.71m x 4.22m)

accessed from the upper level landing with double glazed windows to the front and rear, power points, wall mounted radiator, space for free standing or built in wardrobes.

Bedroom 4 8'9" x 12'6" (2.66m x 3.81m)

Accessed off the landing to bedroom four with double glazed window to front elevation, power points, wall mounted radiator, space for free standing or built in wardrobes.



Outside

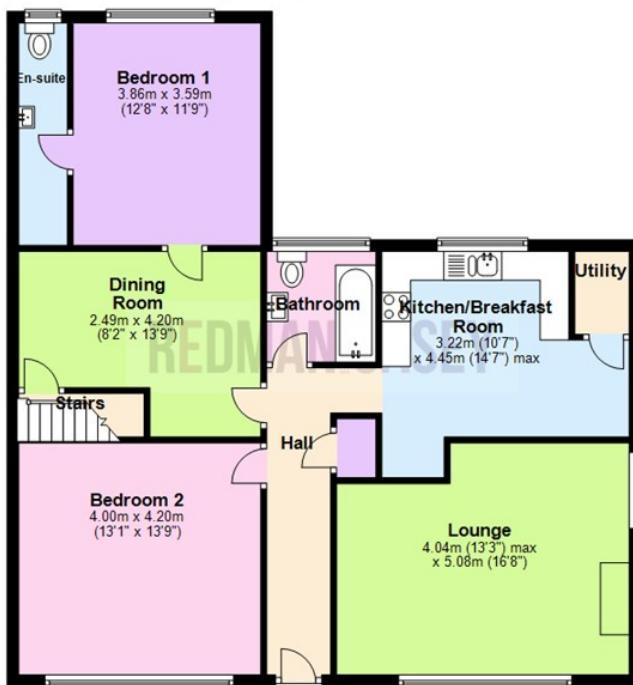
To the front a lawned garden with driveway to side providing off road parking for several cars.

To the rear gravel bedded areas with lawned area and raised decking and surrounding traditional borders.



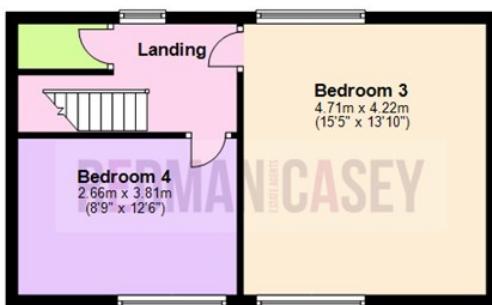
Ground Floor

Approx. 97.5 sq. metres (1049.0 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.6 sq. feet)



Total area: approx. 135.7 sq. metres (1460.6 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	14
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	8	24
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

