



Stoneleigh Drive, Stoneclough, Radcliffe, M26 1HA

**Offers in the Region Of
£229,950**

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! (Currently in probate status). A well presented 3 bedroom semi detached home with a driveway, located within a quiet cul de sac at Stoneleigh Drive in the Stoneclough area of Radcliffe in Greater Manchester. Briefly comprises of the following, an entrance hallway, a spacious open plan lounge with a feature electric fire and surround, an open plan dining area with a pair of double glazed french doors to the rear aspect, a fully fitted kitchen and a low maintenance rear garden. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms (fully fitted wardrobes to the Master bedroom) and 1 single bedroom, and a modern Family bathroom with a basin, toilet and a shower cabinet. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. The EPC has been ordered and will be live on the advert soon. **FREEHOLD PROPERTY.**



ACCOMMODATION

Entrance Hallway 15' 1" x 5' 9" (4.60m x 1.75m)

The entrance hallway to the front of the property. Decorated in neutral colours. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Lounge 23' 4" x 11' 11" (7.10m x 3.62m)

An open plan lounge with a feature electric fire and surround. Decorated in neutral colours. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

Dining area

An open plan dining area. Decorated in neutral colours. Fitted with a pair of double glazed french doors to the rear aspect. Warmed by a gas central heated radiator. (For room sizes, see lounge, the measurement for the lounge is for the full size of the room)

Kitchen 8' 11" x 7' 10" (2.72m x 2.4m)

A fully fitted kitchen in cream with contrasting grey worktops. Decorated in neutral colours with a grey vinyl floor. Fitted with a double glazed window to the side aspect with a double glazed door to the rear aspect.

Rear Garden 17' 5" x 28' 1" (5.3m x 8.56m)

A low maintenance garden to the rear.

Master bedroom 13' 3" x 9' 7" (4.04m x 2.91m)

A double sized Master bedroom to the front of the property. Comes with modern fitted wardrobes to one wall. Decorated in neutral colours. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 9' 1" x 11' 6" (2.77m x 3.51m)

A second double sized bedroom to the rear of the property. Decorated in neutral colours. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 11' 1" x 7' 1" (3.37m x 2.16m)

A single sized bedroom to the front of the property. Decorated in neutral colours. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family bathroom 6' 3" x 6' 6" (1.9m x 1.97m)

A modern Family bathroom with a 3 piece suite, including a basin, toilet and a shower cabinet. Comes with fully tiled walls and flooring. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated chrome towel holder.



Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

