



**Scott Street, Stoneclough, Radcliffe, M26 1EX**

**£169,950**

FULLY REFURBISHED HOME IN TURN KEY CONDITION, IDEAL FOR FIRST TIME BUYERS! OFFERED WITH NO ONWARD CHAIN! An extremely well presented 2 bedroom terraced home situated in this traditionally popular residential area. The property has been recently refurbished and benefits from a new kitchen and bathroom, alongside new flooring and décor throughout. Stoneclough is a very sought after area, with beautiful surroundings, highly rated schools, variety of local amenities, easy access to transport links and topped off by the lovely, community village feel. Property briefly comprises: front garden, entrance vestibule, lounge, dining/kitchen with newly fitted kitchen, 2 bedrooms, bathroom with new bathroom suite, low maintenance rear yard, double-glazing, gas central heating. The seller has arranged a gas safety report & an electrical installation condition report, both dated 6th May 2025 and a copy is available on request. The seller has advised us that the property is leasehold, with 879yrs remaining on the lease and an annual ground rent of approx. £2.00



# ACCOMMODATION

## Entrance vestibule

The entrance vestibule to the front of the property

## Lounge 13' 4" x 13' 6" (4.07m x 4.11m)

A spacious lounge, with neutral decor and a new fitted carpet. Double glazed window to front elevation, radiator,



## Kitchen/Diner 14' 2" x 13' 6" (4.31m x 4.12m)

A new fitted kitchen comprising of fitted wall and base units, work surfaces, single bowl sink unit, built in electric oven and gas hob, extractor hood. There is ample room for a dining table and a good sized under stairs storage cupboard.

## Family bathroom 11' 3" x 6' 8" (3.43m x 2.04m)

A larger than average bathroom with a new white three piece bathroom suite, shower fitting from mixer tap over bath, shower screen, new flooring, radiator, double glazed window to rear elevation



## Master Bedroom 10' 11" x 13' 8" (3.33m x 4.17m)

A double sized bedroom to the front of the house, with a new fitted carpet and neutral decor, radiator, double glazed window to front elevation

## Bedroom 2 13' 9" x 6' 8" (4.2m x 2.04m)

A second double bedroom to the rear, new fitted carpet, neutral decor, radiator, double glazed window to rear elevation

## Rear Garden

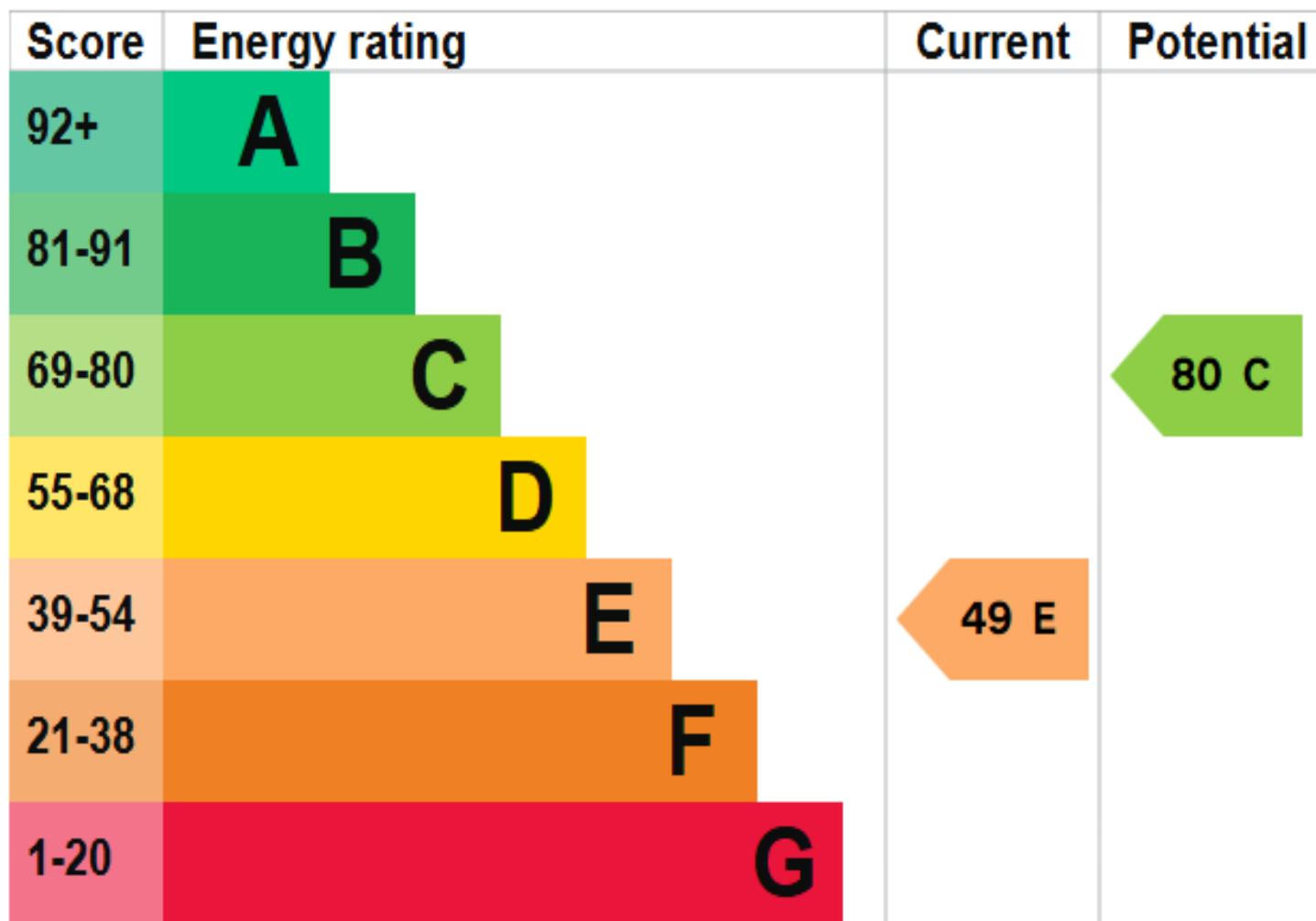
A spacious low maintenance rear garden



# Energy rating and score

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

[See how to improve this property's energy efficiency.](#)



**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.

