

Harrison



Sales

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46 THE CRESCENT RADCLIFFE M26 3LQ

£159,950

- EXTENDED SEMI DETACHED HOUSE
- HALL, LOUNGE, FTD DINING KITCHEN
- CONTEMPORARY WHITE BATHROOM
- LARGE LAWNED GARDENS + PATIO
- 4 BEDROOMS, SUPERB ACCOMM
- UTILITY WITH W.C, FAMILY ROOM
- NO ONWARD CHAIN
- VIEWING RECOMMENDED

10 Bolton Street Bury Lancashire BL9 0LQ



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GROUND FLOOR

| | |
|--------------------------|--|
| HALL | uPVC double glazed window and door, built in storage cupboard, under stairs storage area, double radiator. |
| GROUND FLOOR W.C. | White w.c, ceramic tiling to all walls. |
| LOUNGE | 16'3" x 11'7" Double glazed, living flame gas coals open fire set on fire surround to chimney breast, double radiator. |
| FAMILY ROOM | 14' x 8'5" Double glazed window, uPVC double glazed patio doors to garden, radiator. |
| DINING KITCHEN | 18' x 8' Double glazed window, archway to rear family room, range of white faced fitted wall and base units, co-ordinated worktops, inset sink unit, cooker hood, ceramic tiled surrounds, plumbing for automatic dishwasher, under stairs storage cupboard, double radiator. |
| UTILITY ROOM | 9'3" x 8'2" uPVC double glazed, uPVC rear door, stainless steel sink unit, wall mounted central heating boiler, plumbing for automatic washing machine. |
| BEDROOM | 15'10" x 9'3" 2 Double glazed windows, shower cubicle and vanity unit, fitted wardrobes. |

FIRST FLOOR

| | |
|-----------------|---|
| LANDING | Double glazed, loft access. |
| BEDROOM | 11'3" x 10'7" Double glazed, radiator. |
| BEDROOM | 10'7" x 9'7" Double glazed, radiator. |
| BEDROOM | 7'1" x 6'7" Measured to wardrobes , double glazed, built in wardrobes, radiator. |
| BATHROOM | uPVC double glazed, contemporary style white 3 piece suite comprising bath with shower fitted over, hand wash basin and w.c, co-ordinated tiling to all walls, inglenook shelf with down light, chrome heated towel rail. |

EXTERNALLY

| | |
|----------------|------------------|
| PARKING | Vehicular drive. |
|----------------|------------------|



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GARDENS

Lawned front garden and surprisingly large lawned rear garden with secluded aspect, spacious patio and shed.

LOCATION: From Turks Road turn right into Freshfields left into Lichfield Road right into Winchester Road and left into The Crescent.

All room sizes deemed approximate and are for guidance only



| Energy Efficiency Rating | | Current | Potential | Environmental (CO ₂) Impact Rating | | Current | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | | (92-100) A | | | |
| (81-91) B | | | | (81-91) B | | | |
| (69-80) C | | | | (69-80) C | | | |
| (55-68) D | | | | (55-68) D | | | |
| (39-54) E | | | | (39-54) E | | | |
| (21-38) F | | 63 | 72 | (21-38) F | | 58 | 68 |
| (1-20) G | | | | (1-20) G | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | | EU Directive 2002/91/EC | |

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