

Harrison



Sales

Call: 0161 797 8616

Click: harrison-estates.co.uk



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, GAS C/H
 - UTILITY WITH W.C, FAMILY ROOM
 - VEHICULAR DRIVEWAY
 - VIEWING IS RECOMMENDED

10 Bolton Street Bury Lancashire BL9 0LQ



46 THE CRESCENT RADCLIFFE M26 3LQ

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.
----------------	------------------



46 THE CRESCENT RADCLIFFE M26 3LQ

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
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		63	72
England & Wales		EU Directive 2002/91/EC	

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

www.harrison-estates.co.uk
and also on rightmove.co.uk