



**Highmeadow, Outwood, Radcliffe, Manchester, M26 1YN    Offers in Excess of £375,000**

An extremely well presented, extended 3 bedroom detached home, located at the head of a quiet cul-de-sac, at Highmeadow in the Outwood area of Radcliffe in Greater Manchester. Offering a semi rural location with lovely views of the countryside to the rear, briefly comprises of the following, an entrance porch, a spacious lounge with a feature living flame gas fire and surround, a second reception room, a dining area/reception room 3 with a pair of double glazed french doors to the rear aspect, a modern fully fitted kitchen with an integrated electric hob, oven and a chrome extractor hood, a downstairs W/C and a spacious rear garden with patio areas and a large grass lawn. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, with fully fitted wardrobes to all the bedrooms and an en-suite bathroom to bedroom 2, plus a modern Family bathroom with a basin, toilet and a walk in shower. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. The EPC and Floor Plan are ordered and will be live on the advert soon. FREEHOLD PROPERTY.



## ACCOMMODATION

### **Entrance Porch** 5' 6" x 2' 11" (1.67m x 0.90m)

The entrance porch to the front of the property. Fitted with a double glazed composite entrance door.

### **Downstairs W/C** 3' 1" x 5' 2" (0.95m x 1.58m)

A useful downstairs W/C with a vanity basin and a toilet.

### **Lounge** 16' 1" x 10' 11" (4.9m x 3.33m)

A spacious lounge to the front of the property, with a feature living flame gas fire and surround. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a mid oak wood laminate floor. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

### **Reception Room 2** 16' 9" x 10' 10" (5.10m x 3.31m)

A spacious second reception room, partly utilised as a dining area. Decorated in neutral colours with a mid oak wood laminate floor. Fitted with a pair of double glazed french doors to the rear aspect. Warmed by a gas central heated radiator.

### **Reception Room 3** 15' 5" x 8' 1" (4.71m x 2.47m)

A third reception room, located to the front of the property. Decorated in neutral colours with a fully tiled floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Kitchen** 16' 8" x 8' 11" (5.09m x 2.72m)

A modern fully fitted kitchen with an integrated electric hob, oven and a chrome extractor hood. Decorated in neutral colours with a fully tiled floor in grey. Plumbed in for a washing machine. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Rear Garden**

A spacious rear garden with 2 patio areas and a large grass lawn.

### **Master bedroom** 13' 1" x 11' 7" (3.98m x 3.52m)

A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes. Decorated in neutral colours with a patterned feature wall and a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 10' 0" x 11' 6" (3.05m x 3.5m)

A second double sized bedroom to the rear of the property. Comes with an en-suite bathroom and fully fitted wardrobes. Decorated in neutral colours with a feature patterned wall and a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **En-suite to Bedroom 2** 5' 9" x 5' 4" (1.75m x 1.62m)

An en-suite bathroom to bedroom 2 with a basin, toilet and a shower cabinet.

### **Bedroom 3** 7' 6" x 8' 5" (2.28m x 2.57m)

A single sized bedroom to the front of the property. Comes with fully fitted wardrobes. Decorated in neutral colours with a grey coloured carpet. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.





