



Seddon Gardens, Prestolee, Radcliffe, M26 1HX

Offers in the Region Of £199,950

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! A well presented 3 bedroom mid terraced home, with a double driveway to the front and a conservatory to the rear, located at Seddon Gardens in the Prestolee area of Radcliffe in Greater Manchester. Offers excellent transport links, the M60 motorway junction is only a couple of minutes away and Kearsley train station is within easy walking distance, with a direct route into Manchester City Centre. Briefly comprises of the following, an entrance porch, a spacious lounge with a feature electric fire and surround, an open plan dining area, a second reception room, a modern fully fitted kitchen with an integrated gas hob, oven and a chrome extractor hood, a double glazed conservatory to the rear and a good sized landscaped garden. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, (both double bedrooms have fully fitted wardrobes) plus a modern Family bathroom, including a vanity basin, toilet and a walk in shower. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. An EPC is ordered and will be live on the advert soon. FREEHOLD



ACCOMMODATION

Entrance Porch 4' 3" x 3' 1" (1.3m x 0.94m)

The entrance porch to the front of the property.

Lounge 24' 1" x 8' 10" (7.35m x 2.68m)

A spacious lounge to the front of the property, with a feature electric fire and surround. Plenty of space for modern furniture to fit easily. Decorated with a patterned feature wall with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 14' 9" x 8' 7" (4.5m x 2.61m)

A second reception room, adjacent to the lounge. Decorated in neutral colours with a light brown coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 8' 9" x 11' 6" (2.66m x 3.5m)

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

Conservatory 9' 5" x 8' 9" (2.88m x 2.67m)

A double glazed conservatory to the rear of the property. Decorated in neutral colours with a mid oak wood laminate floor. Warmed by a gas central heated radiator.

Rear Garden

A good sized landscaped garden with a patio area and a grass lawn.

Master bedroom 11' 1" x 10' 8" (3.38m x 3.25m)

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

Bedroom 2 14' 6" x 8' 6" (4.42m x 2.60m)

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

Bedroom 3 5' 11" x 9' 6" (1.80m x 2.90m)

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

Family Bathroom 5' 10" x 9' 10" (1.77m x 3.00m)

A modern Family bathroom to the rear, with a vanity basin, toilet and a walk in shower. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.



