

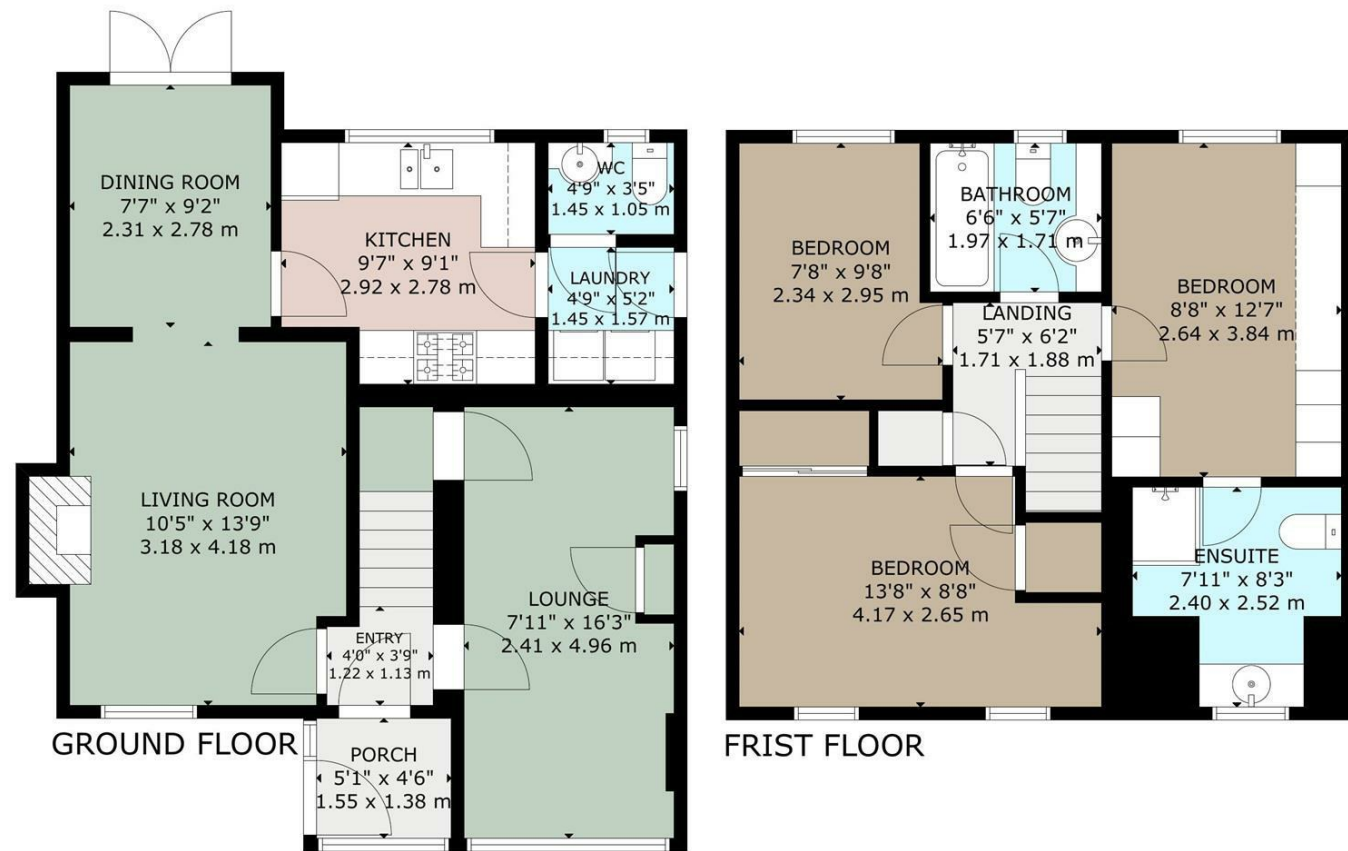


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

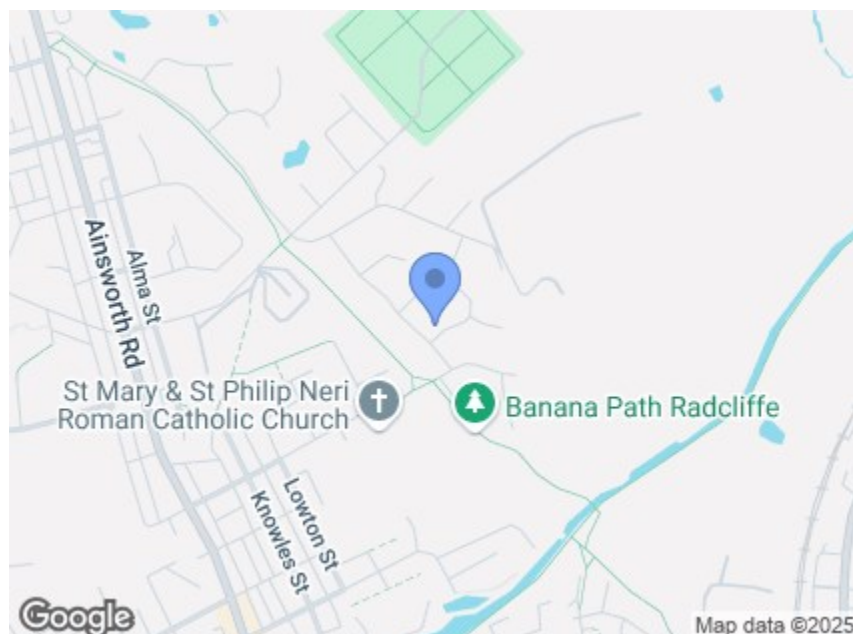
CHARLES LOUIS

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk

HOMES LIMITED



GROSS INTERNAL AREA
TOTAL: 98 m²/1,057 sq ft
GROUND FLOOR: 53 m²/574 sq ft, FIRST FLOOR: 45 m²/483 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

What three word = ///vows.sheep.making Postcode - M26 4NL

26 Hunter Drive
Radcliffe, Manchester, M26 4NL

Offers over £310,000



- Three-bedroom detached home located at 26 Hunter Drive in Radcliffe
- Modern kitchen complemented by a practical utility room
- Master bedroom includes its own en-suite for enhanced comfort
- Gardens providing a pleasant setting for outdoor relaxation
- Two generous reception rooms providing ample space for family gatherings and entertaining
- Convenient downstairs WC offering added practicality
- Well-proportioned rooms and tasteful décor throughout
- Friendly community with local amenities and convenient transport links to nearby towns and cities

Tel: 0161 959 0166

www.charleslouishomes.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

26 Hunter Drive

Radcliffe, Manchester, M26 4NL

This delightful three-bedroom detached property at 26 Hunter Drive in Radcliffe offers a bright and spacious interior, featuring two versatile reception rooms that provide ample space for both relaxation and entertaining. The modern kitchen leads to a practical utility area, and the convenience of a downstairs WC ensures all the essentials are catered for.

Upstairs, each bedroom is well proportioned, with the master benefitting from its own en-suite for added privacy. Large windows throughout the home allow abundant natural light, while the tasteful décor creates a welcoming ambience. Outside, the property enjoys a pleasant setting with gardens that offer space for outdoor activities.

The area of Radcliffe is well regarded for its friendly community spirit and excellent amenities, including local shops, cafes, and leisure facilities, as well as convenient road and public transport links to nearby Bury and Manchester. Lovely green spaces and parks are also close by, making this an appealing location for those seeking both convenience and a sense of community.

Hallway

4 x 3.9 (1.22m x 0.91m x 2.74m)

Composite front door leading to a hallway, access to both the living room and lounge, stairs to the first floor and a central ceiling light.

Living Room

10'5 x 13'9 (3.18m x 4.19m)

uPVC double glazed window with front elevation, ceiling coving, central ceiling light, gas central heating radiator, and power points. Open plan access to the dining area.



Dining Room

7'7 x 9'2 (2.31m x 2.79m)

uPVC double glazed patio doors with access to rear garden, ceiling coving, central ceiling light



Kitchen

9'7 x 9'1 (2.92m x 2.77m)

uPVC double glazed window to rear elevation overlooking patio and garden, fitted with a range of wall and base units with a contrasting worktop, inset one and a half sink with drainer and mixer tap, gas hob and modern extractor fan above, integrated double oven and space for fridge freezer.



Utility and WC

4'9 x 3'5, 4'9 x 5'2 (1.45m x 1.04m, 1.45m x 1.57m)

uPVC double glazed frosted window to the rear elevation, two piece suite comprising of a WC and hand wash basin. uPVC rear door leading to the rear garden with access to side of the house, plumbing for washing machine and dryer, a range of wall and base units with contrasting worktop.



Lounge

7'11 x 16'3 (2.41m x 4.95m)

uPVC double glazed window with front elevation, central ceiling light, gas central heating radiator, power points, under-stairs storage and additional fitted storage cupboard.



First Floor Landing

5'7 x 6'2 (1.70m x 1.88m)

Access to all four bedrooms and family bathroom loft access and a central ceiling light.

Bedroom One

8'8 x 12'7 (2.64m x 3.84m)

uPVC double glazed window with rear elevation, fitted wardrobes and overbed storage, central ceiling light, gas central heating radiator and power points. Access through to the en-suite



En-suite

7'11 x 8'3 (2.41m x 2.51m)

uPVC double glazed frosted window with front elevation, fully tiled, central ceiling lighting, extractor fan, heated towel rail and a three piece suite comprising of a glass screen shower with over head thermostatic shower, WC and a hand sink basin with vanity.



Bedroom Two

13'8 x 8'8 (4.17m x 2.64m)

Two uPVC double glazed windows with front elevation, fitted wardrobes and built in cupboard and desk area, central ceiling light, gas central heating radiator and power points.



Bedroom Three

7'8 x 9'8 (2.34m x 2.95m)

uPVC double glazed window with rear elevation, central ceiling light, gas central heating radiator and power points



Family Bathroom

6'6 x 5'7 (1.98m x 1.70m)

uPVC double glazed window with front elevation, partially tiled, central ceiling light, extractor fan, heated towel rail and a three piece suite comprising of a bath with over head thermostatic shower, WC and a hand sink basin with vanity.



Rear Garden

An enclosed private rear garden with a patio area and lawn areas with mature shrubs and shed storage.



Front Driveway and Garden

Driveway parking for three vehicles

Tenure - Leasehold
Council Tax - Bury band D