



*Sherwood Avenue*

Radcliffe

**Miller Metcalfe**  
*Every step of the way*

# Sherwood Avenue

Radcliffe

Semi Detached



3



1

EPC Rating - E

\*\*\*EXTENDED SEMI DETACHED\*\*\*SOUGHT AFTER LOCATION\*\*\*CORNER PLOT\*\*\*

This characterful semi-detached home is a must see boasting character and charm this home boasts; entrance hall, living room, dining room with double doors to the rear garden, extended kitchen/diner with a range of wall and base units, three bedrooms, two double bedrooms have fitted wardrobes and a family bathroom. Externally there are well maintained gardens to the front, rear and side, mainly laid to lawn with borders of plants and shrubs. There is a detached garage to the rear.

Located off Bury and Bolton Road, close to excellent schools, amenities and transport links.

LOCAL AUTHORITY

Bury

COUNCIL TAX

Band D approx £2,073 pa

FLOOD RISK

Very Low

MOBILE COVERAGE

EE- Good

Vodafone- Average

Three- Low

O2- Good

BROADBAND

Basic 5 Mbps

Superfast 80 Mbps

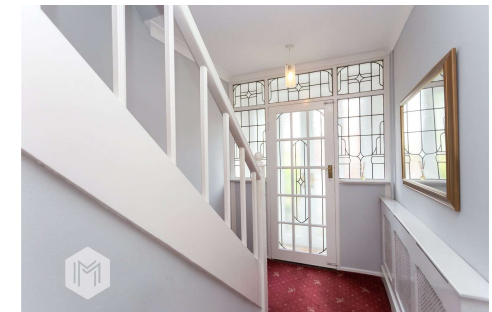
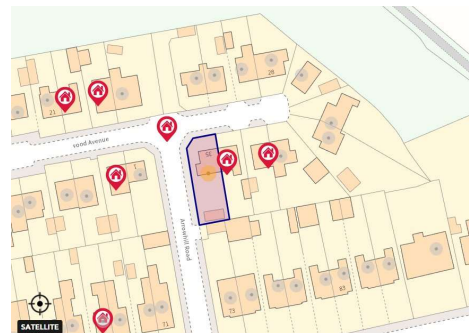
Ultrafast 1000 Mbps

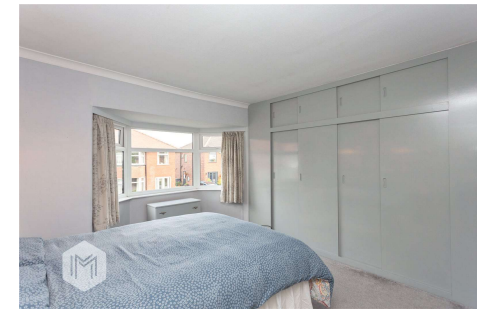
SATELLITE / FIBRE TV AVAILABILITY

BT- Yes

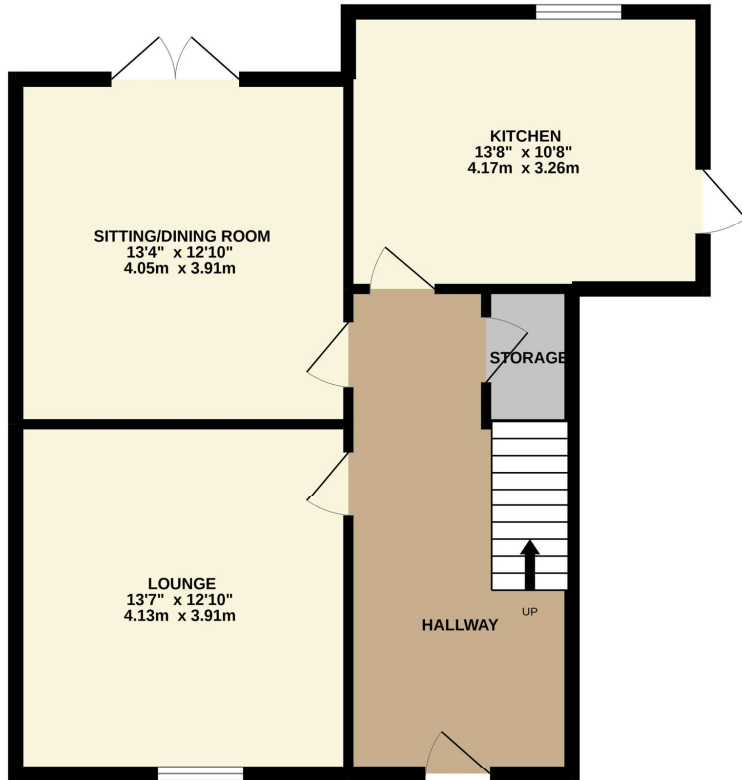
Sky- Yes

Virgin- No

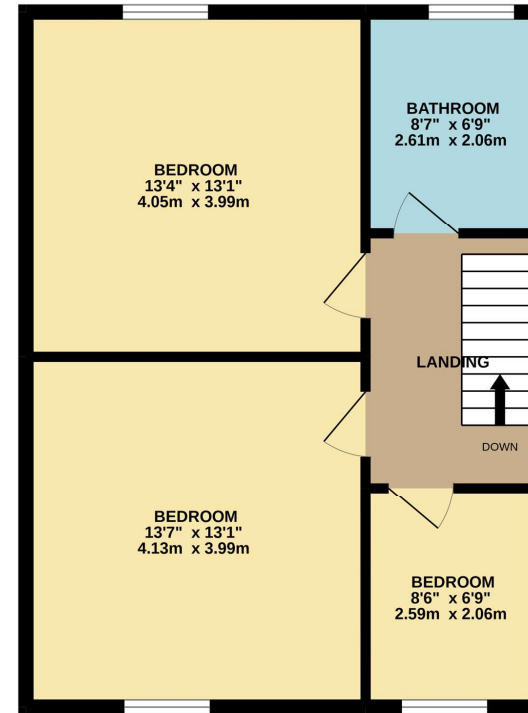




GROUND FLOOR  
653 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 1185 sq.ft. (110.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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