



Westminster Avenue
Radcliffe

Miller Metcalfe
Every step of the way

Westminster Avenue

Radcliffe

Detached



EPC Rating - To be confirmed

DETACHED PROPERTY OFFERING SPACIOUS ACCOMMODATION IN A SOUGHT AFTER LOCATION WITH NO ONWARD CHAIN!

Set on a private corner plot with well-manicured gardens, a driveway and garage. The property is situated on a highly sought after residential development, in Radcliffe and offers the fortunate buyer the opportunity to make this property their perfect family home.

The popular location is within walking distance to local shops and popular schooling. Radcliffe has array of amenities including the Metrolink making Manchester and beyond highly accessible.

The property opens into an inviting hallway with WC, two good sized reception rooms, kitchen with a range of fitted units and appliances. To the first floor there are four bedrooms in total all of which are serviced by the family bathroom.

The property sits on a well-proportioned private plot. To the front there are well manicured gardens, to the rear is an enclosed garden with patio area, lawn space and planted areas. There is also a driveway and garage providing off road parking.

Internal viewings are highly recommended.

LOCAL AUTHORITY/COUNCIL TAX

Bury
Band: D
Annual Price: £2,073 approx

TENURE

Freehold

SATELLITE / FIBRE TV AVAILABILITY

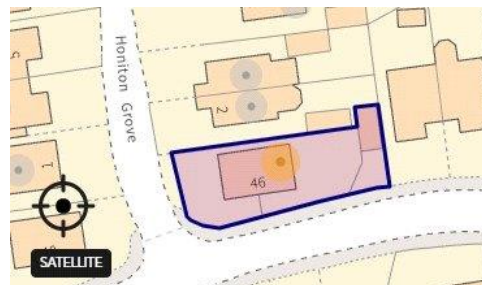
BT
Sky
Virgin

BROADBAND

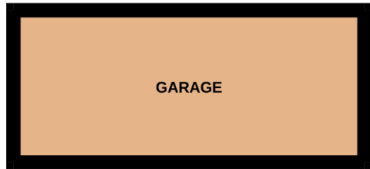
Basic: 6 Mbps
Ultrafast: 1000 Mbps

MOBILE COVERAGE

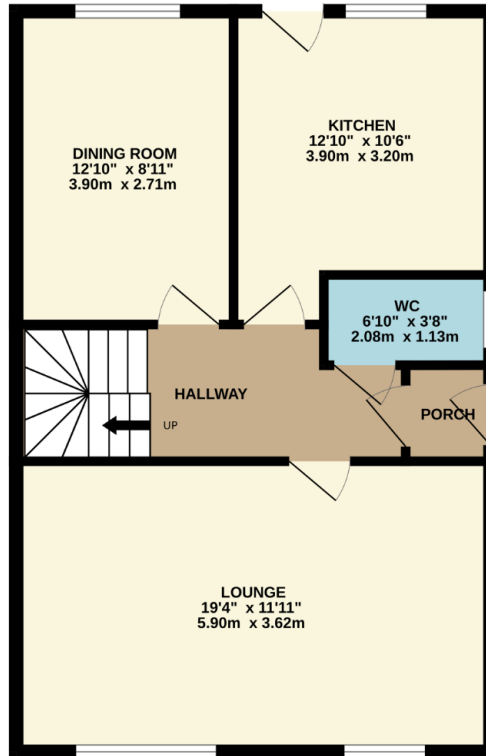
EE - high
Vodafone - hgih
Three - medium
O2 - high



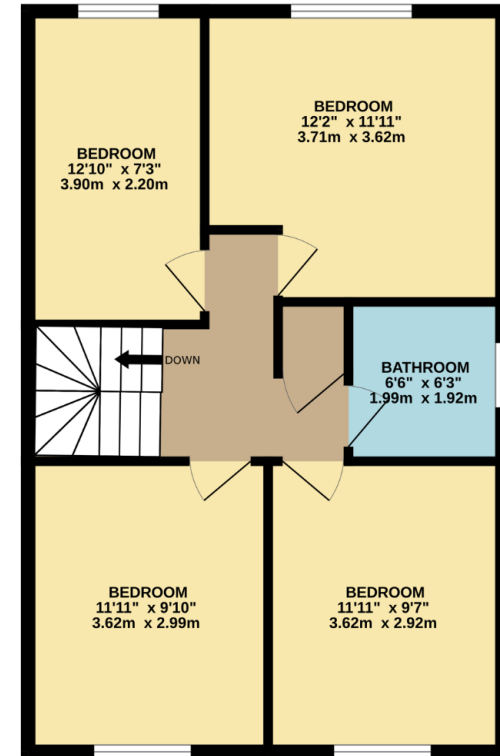
GARAGE
89 sq.ft. (8.3 sq.m.) approx.



GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1263 sq.ft. (117.3 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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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

A fabulous estate agency. Very knowledgeable about the local area and got me a buyer in record time!

Can't thank you all enough.

Sally - Google ★★★★★

Helped to sell our house within two weeks!

Brilliant quality, great communication and very helpful!

Amy - Google ★★★★★

Would highly recommend Miller Metcalfe.

Exceptionally helpful staff, they couldn't have been more helpful and accommodating.

Lucy - Google ★★★★★



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