



Salisbury Road

Radcliffe

Miller Metcalfe
Every step of the way

Salisbury Road

Radcliffe

Semi Detached



EPC Rating - To be confirmed

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

Set on a large 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 accommodation comprises of entrance vestibule, generous lounge, fitted kitchen, dining room, ground floor bedroom and shower room with two first floor bedrooms. The property has recently had a new roof, fascia boards and boiler.

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.

BROADBAND
Basic 7 Mbps
Superfast 80 Mbps
Ultrafast 1000 Mbps

Internal viewings are highly recommended.

TENURE
Freehold

COUNCIL TAX
Band: C
Annual Price: £1,842

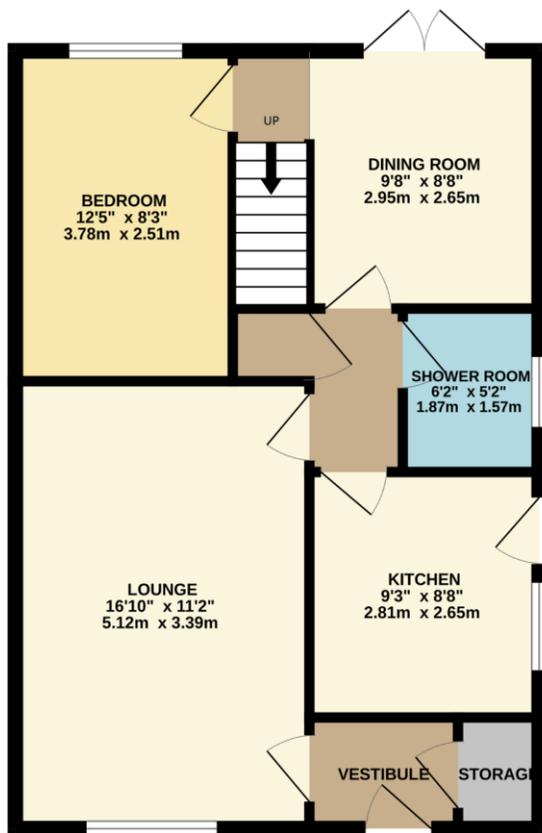
FLOOD RISK
Very Low

SATELLITE / FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - Yes

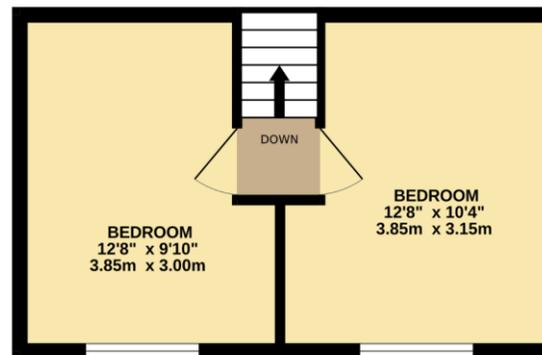




GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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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