



17 Countess Lane | Radcliffe | Manchester | M26 3WF

OIRO £240,000

Hannon Holmes are delighted to bring to the market this fantastic, three bedroom, semi detached property on the much sought after Countess Lane, Radcliffe.

This extended property has been a cherished family home for many years and boasts two spacious reception rooms, kitchen, three bedrooms, front and rear gardens, driveway and a garage. Call our sales team to arrange a viewing of this fantastic family home 01204 793113

- Three Bedroom Semi Detached Property
- Two Spacious Reception Rooms
- Driveway 18 months old
- Garage Approx.5 Years Old



## Property Description

### STEP INSIDE 17 COUNTESS LANE

This property has been lovingly maintained throughout and the accommodation on offer briefly comprises; a UPVC porch leading through into the welcoming dining room. This room is stylishly decorated in neutral tones and is bright and airy with a large UPVC bay window to the front aspect and a beautiful feature fireplace. The dining room is fitted with a sophisticated three pendant ceiling light, vinyl flooring, radiator and there is plenty of space for the furnishings of your choice. The staircase to the first floor is also a feature of this room.

Through now to the extremely spacious living room which is located to the rear of the property. This lovely family room offers a feature fireplace, radiator, UPVC window to the side aspect (with fitted blinds) and is carpeted throughout. This room would easily accommodate a multitude of furnishings and the patio doors offer access out to the rear garden.

The L shaped kitchen offers a range of cream wall and base units with contrasting black work surfaces, integrated microwave, oven and hob and overhead extractor fan. Further benefits include, vinyl flooring, tiled backsplash, UPVC double glazed windows to the rear and side, plumbing for a washing machine and space for an under counter fridge. The UPVC back door provides additional access to the rear garden.

Up now to the first floor where the stairs and landing are carpeted with good quality grey carpet and the landing has plenty of natural light from the well positioned UPVC window.

Bedroom one is a very well presented and generously sized double room, located to the rear of the property. This room

features fitted wardrobes and bedside drawers for that all important storage, a fitted carpet, large double glazed window, ceiling light and radiator.

Bedroom Two is another large, bright double room and is situated to the front of the property, again offering fitted wardrobes and drawers, a double glazed window, radiator and fitted carpet.

Bedroom Three is a small single room and is fitted with a radiator, ceiling light and UPVC window.

The spacious family bathroom is the perfect place to relax and unwind after a busy day. Tiled from floor to ceiling with warm cream tiles, the bathroom is fitted with a three piece white bathroom suite including bath with shower over, glass shower screen, wash basin, low level WC and space for bathroom storage. There is also a chrome ladder towel radiator and two UPVC double glazed windows, one with a fitted blind.

The loft is boarded and has a drop down ladder and offers fantastic storage space.

Externally to the front of the property, there is a walled front garden with established shrubs and bushes and a concrete imprint driveway which is just 18 months old and extends along the side of the property, ideal for off road parking.

The generous rear garden is paved for low maintenance, has a fenced surround and is not directly overlooked. The property benefits from a single detached garage which is approx. 5 years old.

### LOCATION

The property is positioned on Countess Lane close to good local primary schools and located on bus routes leading

into Little Lever, Bolton, Radcliffe and Bury. The Sparking Clog Pub is a short walk away, serving food and hosting weekly quiz nights, charity events and plenty of other activities for all the family to enjoy. The property is also situated close to the local fishing lodge, Garden and Fitness Centre. This wonderful family home is bound to be snapped up fast, so don't miss out and call the Sales Team here at Hannon Holmes on 01204 793113 to arrange a viewing.

#### **PROPERTY PARTICULARS DISCLAIMER**

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## Tenure

Leasehold

## Council Tax Band

Band C

## Viewing Arrangements

Strictly by appointment

## Contact Details

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