



12 Normandy Crescent | Radcliffe | Manchester | M26 Offers Over £260,000

Hannon Holmes are excited to bring to the market this fantastic double fronted 5-bedroom semi-detached property.

Tucked away on Normandy Crescent, a quiet cul de sac in Radcliffe, this property offers the perfect opportunity for buyers to put their own stamp on this wonderful family home.

Call our sale team now on 01204 793 113

- 5 Bedroom Semi Detached Property
- Three Double Bedrooms
- Driveway For Two Cars
- Garage With Electric Door
- Large Rear Garden



Property Description

WELCOME TO NORMANDY CRESCENT

Hannon Holmes are excited to bring to the market this fantastic 5-bedroom semi-detached property. Tucked away on Normandy Crescent, a quiet cul de sac in Radcliffe, this property would benefit from some modernisation in parts and offers the perfect opportunity and huge potential for buyers to put their own stamp on this wonderful family home.

On the approach to the property, you will notice the generous driveway which easily accommodates two cars. The front garden is paved and pebbled for low maintenance and there is a hedged border to the front aspect for privacy.

You are welcomed into the property through the UPVC porch which has a tiled floor and leads through to the living room.

This room is spacious and light, and the focal point is the fireplace with feature gas fire. The open plan lounge is fitted with light oak laminate flooring and leads easily through to the dining area which offers plenty of space for the dining room furnishings of your choice and boasts French doors out to the rear garden.

To the front aspect of the living room, the windows have been fitted with stylish plantation shutters which are an eye-catching feature to the room.

The kitchen is located to the rear of the property and is fitted with wall and base units in cream tones. The kitchen is functional but would benefit from some modernisation and offers an oven and hob with extractor over, stainless steel sink unit and space and plumbing for a washing machine, dryer and dishwasher. The kitchen is fitted with ceiling spotlights and radiator. There are two large UPVC windows offering lovely views of the garden.

To the rear of the kitchen, there is access to the handy downstairs WC, to the Worcester Bosch combi boiler (which

is approx. 4 years old and is controlled by Hive) and to the integral garage. There is also an external door which provides access out to the rear garden.

Up to the first floor now where the bright landing hosts the five bedrooms and family bathroom.

The spacious master bedroom is located to the front aspect and is a large double room with fitted wardrobes, overhead storage cupboards and a radiator. This room is carpeted in dark grey tones and the plantation shutters are a delightful feature.

Bedroom two is another generously sized double room, fitted with laminate flooring, radiator and the attractive plantation shutters.

Bedroom three is the third double room, again fitted with light oak laminate flooring, radiator and a UPVC window to the rear aspect. This room has plenty of space for the bedroom furnishings of your choice.

Bedroom four is a good-sized single room, located to the rear of the property and fitted with laminate flooring, a UPVC window and a radiator; this room offers fantastic storage with sliding fitted wardrobes.

Finally, bedroom five is another single room located to the front aspect and this room is fitted with laminate flooring, a radiator and has cream fitted wardrobes; the room is completed with plantation shutters.

The family bathroom is located to the rear of the property and comprises a white suite which includes bath, wash basin, low level WC and tiled white walls. The generously sized bathroom also features a separate shower cubicle with electric shower and a fitted vanity unit.

To the rear exterior of the property, you will find the large, well-maintained garden. This delightful outdoor space is the perfect place for BBQs with the family and outdoor dining with friends. There is a paved patio area and a large lawn which leads to the decked seating area and the shed at the rear of the garden. There are well established trees,

bushes and shrubs around the perimeter of this beautiful garden, which gets the sun all day long.

The good-sized integral garage has been fitted with an electric door and the garage has lights and plenty of sockets.

Don't miss out on this fantastic family home....call our sales team now on 01204 793 113 to arrange your viewing.

We have been advised that the property is Leasehold The lease was for 1000 years from 2 November 1978 and therefore has 956 years remaining.

Ground rent - £20

Council tax band - C

EPC (Energy Performance Certificate) rating - TBC

All details to be checked and confirmed by solicitors

LOCATION

The location of this property is just perfect for busy family life. Normandy Crescent in Radcliffe is tucked away but still close to a wide range of fantastic facilities. There is excellent schooling at Primary and Secondary School Level, Cams Lane Primary School, Radcliffe Primary School and Wesley Methodist Primary School are just a short drive away. Little Lever Secondary School, Bury Church of England High School and Phillips High School are all within the catchment area for this property. Public transport is



Tenure

Leasehold

Council Tax Band

Band C

Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements