



26 Warth Fold Road, Radcliffe

Manchester

£249,950



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Radcliffe, Manchester

Modern extended three-bed semi in Radcliffe with open-plan living, stylish kitchen, large garden, garden pod, parking and great transport links. Close to schools, shops and amenities. Council Tax band: B

Tenure: Leasehold

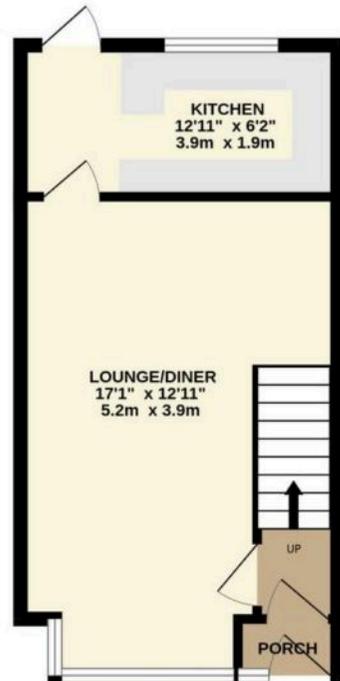
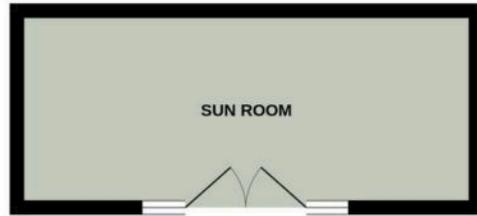
EPC Energy Efficiency Rating: C

- Entrance porch leading to an immaculate open-plan lounge-diner
- Contemporary kitchen with quality cabinetry, character radiator, excellent worktop space and direct access to the rear garden
- Three well-proportioned bedrooms upstairs and modern four-piece family bathroom
- Driveway parking for two vehicles plus a neat front garden adding kerb appeal
- Stunning rear garden with a level lawn, raised patio for entertaining and a large insulated garden pod with power - perfect as an office, gym or playroom
- Situated on a quiet residential street popular with growing families thanks to its friendly community feel
- Excellent commuter links with easy access to Manchester via Metrolink, major road connections and nearby bus routes
- Close to well-regarded local schools, parks, shops and everyday amenities, making day-to-day family life wonderfully convenient

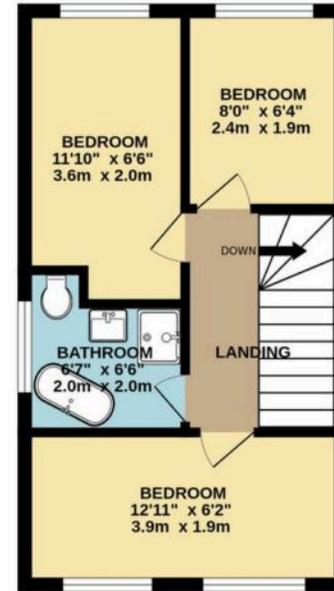




GROUND FLOOR



1ST FLOOR





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