



8 Honiton Grove, Radcliffe

Manchester

£225,000



## 8 Honiton Grove

Radcliffe, Manchester

Well-maintained 2-bed home with large gardens, driveway, garage and scope to extend (STPP). Close to schools, Metrolink, shops and commuter routes. Ideal for families or buyers seeking potential.

Council Tax band: B

- FREEHOLD - Mature semi-detached home offering two double bedrooms, a substantial plot, driveway and garage parking, and excellent scope to modernise and add value
- Entrance porch, large lounge/diner and modern rear kitchen enjoying views over the expansive garden plot
- Two generous double bedrooms upstairs alongside a good-sized shower room
- Impressive outdoor space including a large front garden, long driveway, single detached garage, and a superb rear garden with lawn, patio and storage shed
- Well-connected Radcliffe location close to highly regarded schools, strong commuter links, and a wide range of local amenities
- Ideal for buyers seeking a project with huge potential to update, reconfigure or extend the property subject to planning permission
- A standout opportunity for anyone wanting a solid, well-located home with exceptional outside space and the chance to add real long-term value

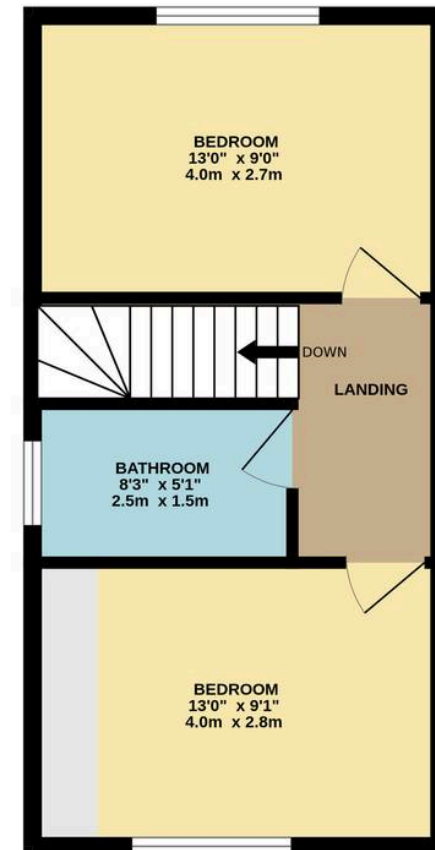




GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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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