



17 Shirebrook Drive

Radcliffe, Manchester





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Radcliffe, Manchester

Council Tax band: C

Tenure: Leasehold

- CHAIN FREE - 3 bedroom detached home offering a well-kept presentation, detached garage and a bright, sunny rear garden
- Entrance hall leading to a handy downstairs W/C and a bright, spacious lounge
- Dedicated dining room with double doors to the garden, alongside and modern fitted kitchen
- Three bedrooms upstairs alongside a modern family bathroom with a clean, neutral finish
- Sunny rear garden accessed via dining-room patio doors, offering a level, private outdoor space
- Driveway and detached garage providing secure storage or parking
- Quiet cul-de-sac location with strong long-term appeal
- Excellent commuter links including easy access to Radcliffe Metrolink, major bus routes and key road connections
- Local amenities close by, with shops, supermarkets, leisure facilities and everyday services within easy reach
- Well-regarded schools nearby, making the area a reliable choice for families and buyers seeking stability









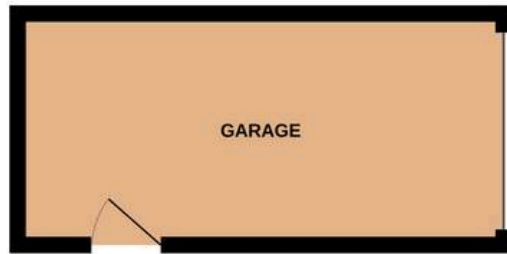








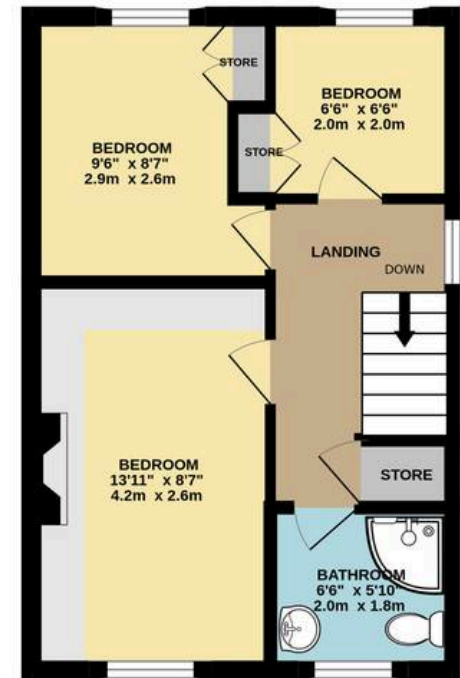
**BASEMENT**  
144 sq.ft. (13.4 sq.m.) approx.



**GROUND FLOOR**  
372 sq.ft. (34.5 sq.m.) approx.



**1ST FLOOR**  
350 sq.ft. (32.5 sq.m.) approx.



**TOTAL FLOOR AREA : 866 sq.ft. (80.4 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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## HARRISON ESTATE AGENTS

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