



**68 Riverside Drive, Radcliffe**  
Manchester

Offers in Region of **£250,000**



## 68 Riverside Drive

Radcliffe, Manchester

Spacious 3/4 bed semi-detached in Prestolee with stunning woodland views. Close to transport links and good schools. Side and rear extension. No chain. Book viewings now!  
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- No Chain and Freehold
- Semi Detached Property
- Extended to Side and Rear
- Three/Four Bedrooms
- Two Modern Bathrooms
- Large Rear Family Room
- Low Maintenance Gardens
- Quiet Cul De Sac Position
- Sought After Location
- Viewing Highly Recommended



### **Lounge**

14' 11" x 24' 9" (4.55m x 7.55m)

Double glazed door leading into a well presented spacious 'L' shape lounge/diner with a double glazed bay window, Dimplex fire with feature surround, three central heating radiators, stairs leading to first floor, carpeted.

### **Dining Area**

### **Kitchen**

7' 1" x 11' 6" (2.17m x 3.50m)

A range of high gloss wall and base units with worktops over, built in ZANUSSI oven and grill, fitted fridge/freezer, stainless steel sink with drainer and mixer tap, plumbing for washing machine and dishwasher, modern splashbacks, understairs storage, vinyl flooring.

### **Family Room**

14' 9" x 13' 9" (4.50m x 4.20m)

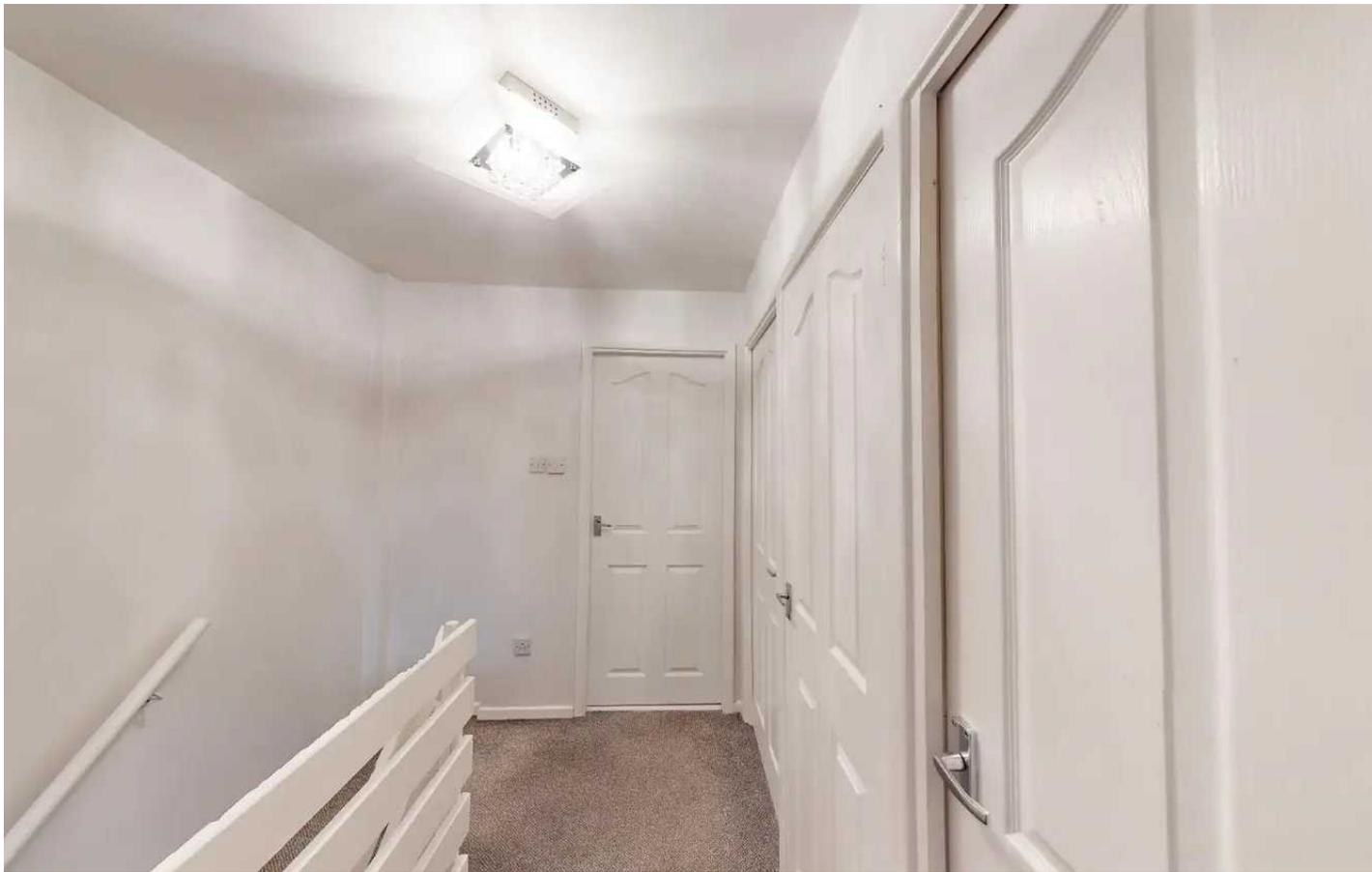
A fantastic size room to the rear overlooking the garden with french doors with fitted blinds, neutral decor, spotlights, central heating radiator, tiled flooring.

### **Downstairs Bedroom**

6' 5" x 6' 2" (1.96m x 1.89m)

Side extension is being used as a fourth bedroom served by en-suite bathroom with double glazed bay window to front aspect, neutral decor, central heating radiator, carpeted.





### **Downstairs Shower Room**

6' 5" x 6' 2" (1.96m x 1.89m)

Fully tiled modern bathroom with double glazed window to rear aspect, three piece suite comprising of; Low level WC, hand wash basin, shower cubicle, heated towel rail, spotlights, tiled flooring.

### **Landing**

Loft access, storage cupboard, carpeted.

### **Master Bedroom**

12' 5" x 8' 3" (3.78m x 2.51m)

Double glazed window to front aspect with fitted wardrobes, matching bedside cabinets and dressing table, neutral decor, central heating radiator, carpeted.

### **Bedroom 3**

8' 4" x 11' 7" (2.54m x 3.54m)

Double glazed window which is not overlooked to the rear, built in wardrobes, neutral decor, central heating radiator, carpeted.

### **Bedroom 4**

6' 5" x 8' 11" (1.96m x 2.72m)

Double glazed window to front aspect, neutral decor, central heating radiator, carpeted.



### **Shower Room**

6' 2" x 6' 8" (1.89m x 2.04m)

Modern fully tiled shower room comprising of; Low level WC, hand wash basin, walk in shower, heated towel rail, spotlights. Double glazed window to rear aspect, tiled flooring.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## GARDEN

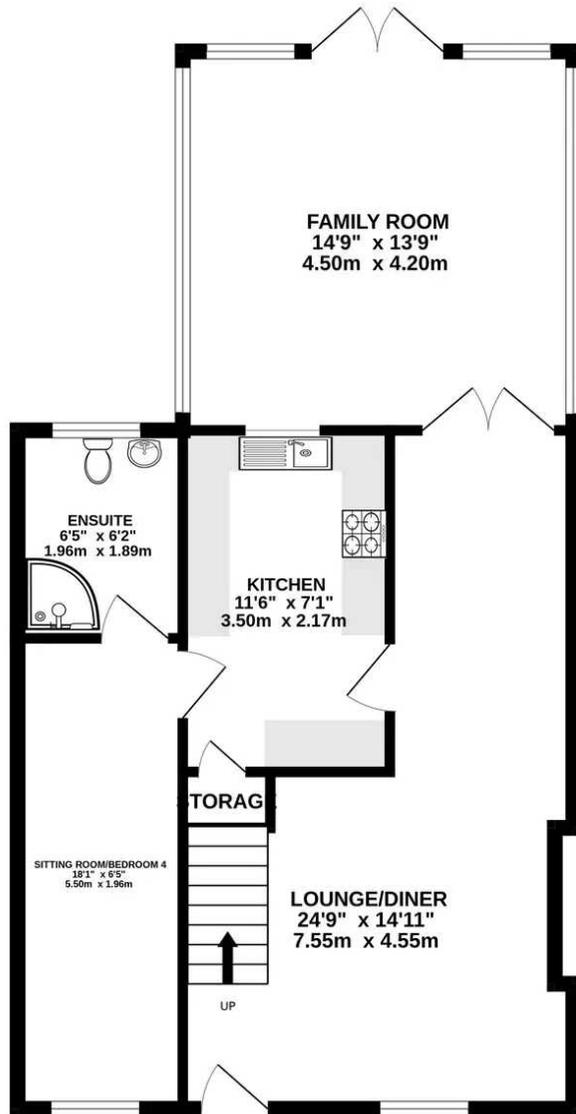
To the front of the property can be found a low maintenance garden with a resin driveway. To the rear of the property can be found a private peaceful garden which is not over looked, a low maintenance artificial grass garden, resin pathway with decking area which is perfect for entertaining and enjoying the sunshine, there is also a shed with electric fitted. Stoned garden at the side with outside tap.

## DRIVEWAY

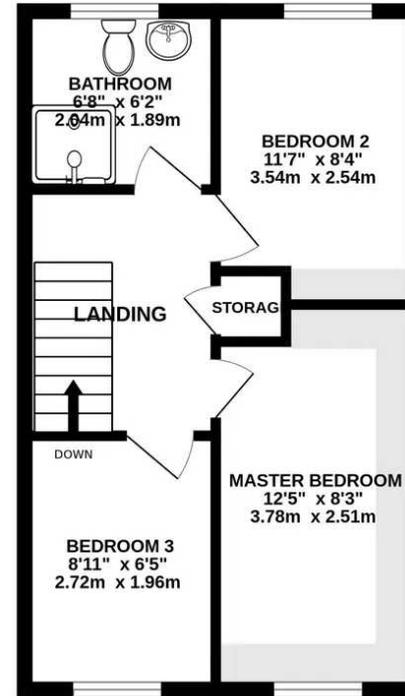
1 Parking Space



GROUND FLOOR



1ST FLOOR





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