



**8 Oak Street, Radcliffe
Bury M26 1JL**

£850 PCM

Hyde Estates are delighted to offer this two bedroom mid terraced house to let. The property features well presented living accommodation throughout and low maintenance gardens to the front and rear. Offered unfurnished and available now.

Situated just off Stand Lane on a quiet cul de sac close to both Whitefield and Radcliffe and benefitting from their abundance of amenities including; shops, schools, restaurants/bars and green spaces. Excellent public transport links with Radcliffe Metrolink station one mile away and access to the local motorway network at Junction 17 of M60.



Accommodation

Briefly comprising; spacious lounge with laminate flooring and feature fireplace. Eat in kitchen with breakfast bar and a range of base units with contrasting work tops, inset circular sink unit with mixer tap and drainer. Understairs pantry cupboard. Integral double oven with four ring electric hob and extractor hood. Integrated appliances include a fridge freezer and slimline dishwasher. Fully opening to a seperate utility area with matching wall and base units, contrasting work top and inset sink unit with mixer tap. Space for washing machine and seperate dryer. Door to rear yard. A central staircase provides access to the first floor landing which opens to both bedrooms and the bathroom. The main bedroom is a spacious double and is fully fitted with bedroom furniture whilst the second bedroom will accommodate a single bed. Featuring a modern white suite of; wc, washbasin and bath with overhead mains operated shower, the bathroom benefits from tiled splashbacks and flooring, a heated chrome towel rail and frosted window.

Room Measurements

Lounge: 15'1" x 14'6"

Eat in Kitchen: 14'11" x 5'8"

Utility: 13'3" x 5'2"

Bedroom 1: 12'11" x 10'10" plus wardrobe recess

Bedroom 2: 8'11" x 6'1"

Bathroom: 8'8" x 4'11"

Gardens

To the front of the property is a low maintenance, loose stone garden with paved path and enclosed rear yard.

Additional Information

The property benefits from gas central heating and is fully uPVC double glazed.

Council Tax

Bury Council, Band A.

Viewings

To be arranged via Hyde Estate & Letting Agents 0161 773 4583

Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(37-47) F			(37-47) F		
(1-36) G			(1-36) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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