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CHESTNUT GROVE, RADCLIFFE, M26 1DQ



- Four bedroom family home
- Superb size being circa 1,280 sqft
- Modern open plan kitchen / diner
- Lounge, family room & home office
- Stylish 4pc bathroom suite
- Enclosed rear garden
- Driveway parking to the front
- New boiler early 2026, EPC: C



Monthly Rental Of £1,400

BOLTON

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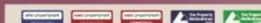
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Incorporating: Wright Dickson & Catlow, WDC Estates



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A large four bedroom family home enjoying spacious accommodation of 1,280 square feet / 119 square meters, offered for long term let. Positioned in a quiet cul de sac location with little passing traffic, there are playing fields nearby and easy access to some beautiful local countryside to explore on foot or bicycle. There is easy access via road to the motorway network, Prestwich, Whitefield, Radcliffe, Kearsley and Bolton, easy access to the railway network Kearsley train station and easy access to the metro link network via Radcliffe station. The property has recently undergone cosmetic improvements and enjoys accommodation which briefly comprises: reception hallway, living room, stylish open plan kitchen/diner with patio doors off to the rear garden, utility room fitted to match the kitchen complete with integrated dishwasher and space for an American size fridge freezer, Family/playroom, home office room, first floor landing, four bedrooms and stylish four piece bathroom suite complete with shower providing body jets overhead and handheld shower options. There is a fully enclosed easy maintenance rear garden with Astroturf lawn and golden gravel patio areas and private off road driveway parking to the front. A new gas combination central heating boiler was installed in early 2026, the property has recently been redecorated and is hopefully ready to move the family in. A viewing is highly recommended, in the first instance a walkthrough viewing video is available to watch and then a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bolton on 01204381281, emailing; lettings@cardwells.co.uk or visiting: www.cardwells.co.uk

Reception Hallway 13' 5" x 10' 7" (4.100m x 3.225m) Wood laminate flooring, recently decorated walls, spotlighting, radiator, turning stairs off to the first floor.

Lounge 12' 9" x 12' 2" (3.896m x 3.699m) Measured at maximum points into the UPVC bay window, radiator, recently decorated, decorative fireplace with marble surround and Heath, wood laminate flooring.

Kitchen/Diner 18' 9" x 10' 5" (5.720m x 3.172m) A wonderful open plant kitchen/diner flooded with natural light from the UPVC window to the kitchen area and the 2UPVC windows and door which open to the rear garden. A professionally fitted kitchen with an excellent range of gloss matching: drawers, base and wall cabinets, oven/grill, microwave, electric hob with chimney style extractor over, circular bowl sink and circular drainer with mixer tap over, the contrasting work surfaces extend into a breakfast bar, superb dining/family space, two radiators, spot lighting.

Utility Room 12' 0" x 6' 7" (3.65m x 2.003m) The utility room is professionally fitted in a matching style to that of the kitchen and contains the integrated dishwasher, space for a washing machine, space for a dryer and space for an American size fridge freezer with an abundance of built-in storage areas to match the kitchen.

Family Room 14' 1" x 7' 9" (4.281m x 2.350m) Access from the utility room is the family room benefiting from 3UPVC windows to the side, UPVC double doors which open out onto the garden, radiator, wood laminate flooring, recently decorated, spot lighting, side entrance door.

Study 6' 8" x 4' 2" (2.023m x 1.275m) A superb room for working from home with built-in desk and storage shelves, single glazed window to the side, thick carpeting, spot lighting.

Landing 14' 4" x 8' 3" (4.360m x 2.514m) UPVC window to the front, spot lighting, recently decorated, wood laminate flooring, built-in storage space, loft access point.

Bedroom One 12' 3" x 12' 1" (3.734m x 3.688m) Measured at maximum points into the open storage area, UPVC window to the front with fitted blinds, radiator, woodend flooring, recently decorated.

Bedroom Two 12' 1" x 12' 0" (3.694m x 3.657m) Measured at maximum points. UPVC window to the rear with fitted curtains, thick quality carpeting, feature wallpaper to one wall, radiator.

Bedroom Three 11' 11" x 9' 1" (3.640m x 2.771m) UPVC window to the rear, wood laminate flooring, radiator, spot lighting, recently decorated.

Bedroom Four 10' 8" x 7' 0" (3.255m x 2.139m) UPVC window to the front, radiator, woodland flooring, recently decorated.

Bathroom 6' 11" x 8' 2" (2.097m x 2.492m) Measured at maximum points. A beautiful four piece family bathroom suite complete with: shower enclosure with: body jets, overhead shower and handheld shower options, Jacuzzi bath with handheld shower option, WC and wash hand basin with waterfall style tap. Heated towel rail, stylish ceramic wall and floor tiling, UPVC window to the rear, extractor, spot lighting.

Plot Size The overall approximate plot size is around 0.05 of an acre.

Rear Garden The rear garden is fully enclosed and designed for easy maintenance and all year round use enjoying two Astroturf lawn sections and the golden gravel finish patio area. There is external lighting and mature trees which enhance the privacy.

Parking There is private off-road driveway parking to the front of the property.

Pets We have been advised the landlord may accept pets (subject to suitability) and this will incur a rent increase of £50 per pet per month.

Holding Deposit A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

Deposit A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme, more information can be found at www.depositprotection.com

Tenure Cardwells Lettings Agents Bolton premarketing research indicates that the property is Freehold.

Bury Council Tax The property is within the borough of Bury and as such a council tax is payable to Bury Council, the council tax band A at an approximate annual cost of £1,610.

