



# Independent Estate Agents **Cardwells** www.cardwells.co.uk

**BENTLEY CLOSE, RADCLIFFE. M26 2GS**



- 3 Bedroomed Detached Bungalow
- Conservatory
- Large Rear Garden
- Driveway for Numerous Cars
- Double Integral Garage
- Freehold
- Internal Viewing Advised
- Cul de Sac Position



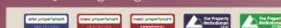
**£375,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this well appointed and spacious three bedroom detached true bungalow. Offering substantial living accommodation and boasting a generous plot this lovely home is located in a quiet cul de sac location. Comprising of; entrance hallway, wc, large lounge/dining room, conservatory, three bedrooms and a bathroom. Externally this property boasts a driveway for numerous cars leading to a double garage with beautiful gardens to the front side and rear! Internal viewing is highly advised to fully appreciate what this bungalow has to offer. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway** laminated flooring. Radiator. Ceiling light point.

**Lounge/Diner** 19' 4" x 13' 5" (5.89m x 4.09m) UPVC double glazed window and sliding patio doors to rear aspect. Two radiators. Two ceiling light points. Two wall lights. Feature electric fire and surround.

**Conservatory** 11' 5" x 10' 9" (3.48m x 3.27m) UPVC throughout, patio doors to side leading to garden. Tiled flooring.

**Kitchen** 11' 4" x 9' 5" (3.45m x 2.87m) A range of wall and base units with sink and drainer. Gas hob, electric oven and extractor hood. UPVC double glazed window to rear aspect. Radiator, ceiling light point. Door to integral garage.

**Bedroom 1** 12' 5" x 10' 3" (3.78m x 3.12m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes.

**Bedroom 2** 9' 7" x 9' 7" (2.92m x 2.92m) UPVC double glazed window to front aspect. Radiator, ceiling light point. Fitted wardrobes.

**Bedroom 3** 9' 7" x 8' 1" (2.92m x 2.46m) UPVC double glazed window to side aspect. Radiator. Ceiling light point.

**Bathroom** 10' 3" x 6' 6" (3.12m x 1.98m) Panelled bath, shower cubicle with overhead electric shower. Low flush wc. Pedestal wash hand basin. Wall tiling. Radiator. Ceiling light point. UPVC double glazed window to side aspect.

**double Garage** 16' 8" x 15' 9" (5.08m x 4.80m) Electric up and over door. Plumbed for washer. Door and window to rear garden.

**Externally** Electric up and over door. Plumbed for washer. Door and window to rear garden.

**Price** £375,000

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. We encourage all interested parties to seek clarification of this from their solicitor.

**Council Tax** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is C rated which is at an approximate annual cost of £2,034 (at the time of writing).

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

