



Independent Estate Agents  
**Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**MARKET STREET, RADCLIFFE. M26 1HF**



- Modern End Mews
- Three Fitted Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ensuite & Family Bathroom
- Gardens to Front & Rear
- Off Road Parking
- Popular Location



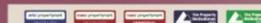
**£230,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located in the popular area of Stoneclough and having access to wide ranging amenities and excellent transport links as well as views over the river to the rear, this modern end mews property is likely to attract a great deal of attention and early viewing is advised. The accommodation is well presented and briefly comprises entrance vestibule, lounge, dining area, fitted kitchen, three bedrooms (Master with ensuite) and a modern shower room. Externally the property enjoys driveway parking for upto two vehicles to the front with a good sized rear garden area having a brick built garage sized storage which has multiple uses including potential work from home space. 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:**

**Vestibule** Double glazed door to the front elevation leading into the vestibule with door leading into the lounge.

**Lounge** 15' 1" x 13' 9" (4.6m x 4.2m) Double glazed box bay window to the front elevation. Stairs lead off to the first floor landing. Radiator.

**Dining Room** 10' 10" x 7' 10" (3.3m x 2.4m) Double glazed French doors to the rear elevation. Laminate floor. Radiator. Under stairs storage. Opens onto the kitchen.

**Kitchen** 10' 10" x 5' 7" (3.3m x 1.7m) Double glazed window to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Four burner gas hob. Inset sink and drainer. Space for fridge freezer. Plumbed for washing machine. Central heating boiler. Extractor hood. Laminate floor.

**First Floor Landing** Stairs lead off the lounge to the first floor landing. Loft access. Overstairs storage.

**Bedroom 1** 13' 5" x 8' 2" (4.1m x 2.5m) Double glazed window to the front television. Fitted wardrobes. Radiator.

**En-suite** Three piece suite comprising shower, hand wash basin and dual flush WC. Extractor fan. Tiled floor. Tiled elevations.

**Bedroom 2** 9' 6" x 7' 7" (2.9m x 2.3m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

**Bedroom 3** 9' 2" x 5' 3" (2.8m x 1.6m) Double glazed window to the front elevation. Fitted wardrobes. Radiator. Laminate floor

**Shower Room** 5' 11" x 5' 7" (1.8m x 1.7m) Double glazed window to the rear elevation. Three piece suite comprising: walk in shower, vanity sink with storage and close coupled W.C. Tiled floor. Tiled elevations.

**Externally** The front of the property enjoys a good sized garden area laid mainly to lawn with driveway parking spaces for up to two vehicles. The rear has an L-shaped sizable garden with wooden decking area leading off the dining room with steps leading down to the garden with flagged patio and large garage sized storage.

**Storage** 17' 1" x 16' 5" (5.2m x 5.0m) Brick build storage with power and lighting and separate internal room.

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 999 year term which started on 4th August 1994, meaning that there are 963 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

**Viewing** 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

**Council Tax** The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is B rated which is at an approximate annual cost of £1,763 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

**Flood Risk** Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding

**Thinking of Selling** If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

**Arranging a Mortgage** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

**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"

