



# Independent Estate Agents **Cardwells** Est. 1982

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**WITHINS LANE, RADCLIFFE, M26 2RU**



- Double Fronted Semi Detached
- Four Double Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Ample Driveway Parking
- Good Sized Rear Garden
- Fitted Kitchen with Utility
- Extended Accommodation



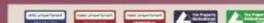
**OIRO £325,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Having four double bedrooms, three reception rooms and two bathrooms this double fronted semi detached makes for the ideal family home having been extended to create comfortable and flexible accommodation. The accommodation is well presented and briefly comprises entrance hallway, Dining room, family room/lounge, office, space, fitted kitchen with utility room, four double bedrooms (two fitted), a three-piece shower room and bathroom with separate WC. Externally the property sits on a good sized plot with gardens and driveway parking to the front whilst the rear has a suitably sized garden with paved patio, lawn and further paved seating areas. Located in a well regarded area having good access to Radcliffe, being within walking distance of primary and secondary schools and just a short walk to the Metrolink and with bus routes at both ends of the street, this lovely family home requires viewing to fully appreciate. 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:**

**Hallway** Double glazed door and windows to the front elevation leading into the hall. Stairs lead off to the first floor landing. Under stairs storage.

**Dining Room** 13' 5" x 10' 8" (4.09m x 3.24m) Double glazed bay window to the front elevation. Storage into alcoves. Radiator. Recessed focal fireplace.

**Family Room** 20' 0" x 12' 3" (6.1m x 3.74m) Double glazed French door and double glazed window to the rear elevation. Two radiators. Door leading through to the kitchen.

**Kitchen** 10' 8" x 7' 10" (3.25m x 2.40m) Double glazed window to the rear elevation. Double glazed door to the side. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Four ring ceramic induction hob. Integrated double oven and microwave. Tiled floor. Arch through to utility room.

**Utility room** 10' 8" x 5' 7" (3.25m x 1.7m) Plumbed for washing machine and dryer. Space for fridge freezer. Tiled floor.

**Office/Reception Room** 10' 2" x 8' 11" (3.09m x 2.72m) Double glazed window to the front elevation.

**First Floor Landing** Stairs lead off the hall to the first floor landing.

**Bedroom 1** 12' 11" x 10' 7" (3.94m x 3.23m) Double glazed bay window to the front elevation. Fitted wardrobes. Radiator.

**Bedroom 2** 11' 11" x 11' 7" (3.63m x 3.54m) Double glazed window to the rear elevation. Radiator.

**Bedroom 3** 12' 7" x 10' 0" (3.83m x 3.06m) Double glazed window to the front elevation. Fitted wardrobes. Radiator.

**Bedroom 4** 10' 0" x 10' 0" (3.06m x 3.06m) Double glazed window to the rear elevation. Radiator.

**Bathroom** Double glazed window to the rear elevation. Two piece suite comprising corner, bath with shower and pedestal wash handbasin. Tiled elevations. Radiator. Extractor fan.

**Separate WC** Close coupled WC. Extractor fan. Part tiled elevations.

**Shower Room** Double glazed window to the front elevation. Corner shower cubicle, close coupled WC and pedestal wash hand basin. Tiled elevations. Tiled floor. Radiator. Extractor fan.

**Externally** The front of the property has a good sized imprinted concrete driveway with parking For 3/4 vehicles. The rear of the property has a good sized garden with paved patio and seating areas. Laid mainly to lawn. There is also a paved patio area to the side with covered gazebo style area. Perfect for alfresco dining.

**Price** OIRO £325,000

**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 18th October 1938, meaning that there are 913 years remaining. Our clients advise us that leasehold charge is £20.00 per annum. 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 £1,842 (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"

