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TIVERTON CLOSE, RADCLIFFE, M26 3UJ



- Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- En-suite & Family Bathroom
- Gardens to Front & Rear
- Driveway Parking
- Detached Garage



OIRO £285,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, C W Pearson.

This beautifully presented Three bedroom family home positioned in a consistently popular location, being within easy reach of beautiful countryside walks and cycling routes, popular schools, shops and sporting facilities. Importantly Radcliffe metrolink station is around 1 mile away which serves Manchester City Centre etc and there is plenty of park and ride parking, the Motorway network via both the M60 on the M61 are within easy reach. The Curry Cottage, is just a short walk away as is the Sparking Clog which are both excellent local restaurants The detached family home has been thoughtfully and stylishly improved by the current owners with tasteful decorations throughout, modern bathroom suites and a stylish fitted kitchen . The accommodation on offer briefly comprises: canopy storm porch, entrance hallway, lounge with media wall and inset living flame gas fire, dining room, superb fitted kitchen complete with integrated appliances, first floor landing, master bedroom with three-piece ensuite shower room off, two additional good size bedrooms and a modern family bathroom suite, there is loft storage space accessed via pull down ladder. Externally there is a detached garage served via a private driveway giving additional off-road car parking, and there are garden areas to the front and the rear. Viewings 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 Hall Double glazed door to the front elevation leading into the hall. Laminate floor. Radiator. Stairs leading off to the first floor landing.

Lounge 13' 10" x 12' 10" (4.21m x 3.92m) Double glazed box bay window to the front elevation. Laminate floor. Media wall incorporating TV and living flame gas fire. Archway leads through to the dining room.

Dining Area 9' 9" x 9' 5" (2.98m x 2.88m) Double glazed French doors to the rear elevation. Radiator. Laminate flooring. Recessed spotlights.

Kitchen 9' 11" x 9' 5" (3.01m x 2.86m) Double glazed window to the rear elevation with double glazed door to the side. Under stairs storage area. Range of base and wall units with contrasting worksurfaces and matching wall mounted cabinets. Four ring electric hob with double oven below and extractor hood over. Space and plumbing for dishwasher and washing machine. Space for American style fridge freezer.

First Floor Landing Stairs lead off the hall to the first floor landing. Loft access to part boarded roof space with pull down ladder.

Bedroom 1 12' 4" x 12' 3" (3.77m x 3.74m) Double glazed box bay window to the front elevation with recessed spotlights in. Built-in wardrobes. Radiator.

En-suite Double glazed window to the side elevation. Three-piece suite comprising walk-in shower cubicle, vanity sink with storage and dual flush WC. Tiled elevations. Tiled floor. Chrome heated towel rail.

Bedroom 2 12' 3" x 9' 1" (3.74m x 2.76m) Double glazed window to the rear elevation. Radiator.

Bedroom 3 9' 10" x 6' 11" (2.99m x 2.10m) Double glazed window to the rear elevation. Radiator.

Bathroom Double glazed window to the Front elevation. Three-piece suite comprising pee shaped shower bath with shower on screen over, dual flush WC and pedestal wash handbasin. Tiled elevations. Heated towel rail.

Externally The front of the property has imprinted concrete driveway parking with low maintenance garden areas to the side whilst the rear has a good sized garden laid mainly to lawn with paved patio and further raised decking seating area. To the rear of the property is a detached garage with power lighting and remote controlled roller shutter door.

Price OIRO £285,000

Viewing Your personal inspection is highly recommended and can be arranged via an advanced appointment

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

