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DUMERS CHASE, RADCLIFFE, M26 2TH



- Four Bed Detached
- Stylish Interior
- Lounge, Kitchen/Family Room
- Ensuite, Utility Room
- Integral Garage & Driveway
- Lovely Gardens
- Earlier, Bigger Build
- Internal Viewing Recommended



£315,000

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Incorporating: Wright Dickson & Catlow. WDC Estates



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Cardwells are pleased to offer for sale this superbly presented four bedroom detached family home . Situated in a superb position on this very desirable and sought after development the property benefits from many extras and improvements including, fitted wardrobes, dual control central heating and being built to a larger footprint than the later designs. The accommodation on offer briefly comprises: hallway, guest WC/Powder room, lounge with double doors into the kitchen, dining/family room with integrated appliances, utility room, landing, master bedroom with en suite shower room, three additional bedrooms and quality white bathroom suite. There is an integral garage, driveway parking and enclosed gardens with decked seating area to the rear. The property is in superb order throughout and your early personal inspection is highly recommended, by advanced appointment with Cardwells Bury office on 0161 761 1215.

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

**Entrance Hall** 10' 0" x 3' 4" (3.05m x 1.02m) Double glazed entrance door, stairs to 1st floor, radiator.

**Guest Cloaks** 5' 6" x 2' 9" (1.68m x 0.84m) uPVC double glazed window, white two piece suite comprising dual flush wc & pedestal wash basin. Radiator.

**Lounge** 14' 6" x 10' 11" (4.42m x 3.32m) Front facing uPVC double glazed window, double doors lead to kitchen/diner/family room, radiator.

**Kitchen/Diner/Family Room** 23' 2" x 9' 10" (7.06m x 2.99m) High specification white fitted kitchen with floor to ceiling cabinets, integrated dishwasher, fridge/freezer, Stainless steel sink unit, Upvc window over sink, integrated oven/grill, 4 ring gas hob, ample dining/family space, two radiators, Upvc double glazed patio doors to rear garden, storage cupboard.

**Utility room** 7' 9" x 3' 3" (2.36m x 0.99m) Fitted to match the kitchen with integrated washing machine, stainless steel sink unity with mixer tap, wall mounted potterton gas central heating boiler. Radiator. Upvc double glazed side entrance door.

**First Floor Landing** 10' 5" x 5' 1" (3.17m x 1.55m) Loft access to boarded roof space with lighting, radiator.

**Bedroom 1** 13' 6" x 11' 5" (4.11m x 3.48m) Front facing uPVC double glazed window, professionally fitted wardrobes, radiator.

**En-suite** 6' 11" x 6' 10" (2.11m x 2.08m) Modern white three piece shower room, with sizable glass shower enclosure, dual flush WC & Pedestal wash basin, ceramic tiling, extractor fan, heated towel rail, Upvc double glazed window.

**Bedroom 2** 13' 8" x 8' 1" (4.16m x 2.46m) Professionally fitted wardrobes, uPVC double glazed window, radiator.

**Bedroom 3** 10' 11" x 7' 8" (3.32m x 2.34m) uPVC double glazed window, radiator.

**Bedroom 4** 10' 10" x 7' 6" (3.30m x 2.28m) uPVC double glazed window, radiator.

**Family Bathroom** 7' 5" x 6' 9" (2.26m x 2.06m) Modern white suite comprising, pedestal wash basin, dual flush WC & bath, ceramic wall tiling, extractor fan, Feature heated towel rail. Upvc double glazed window.

**Externally** Fully enclosed fenced rear garden of a good size, predominately laid to lawn with paved and decked patio areas. Pretty front garden, laid to lawn with small trees/shrubs.

**Garage** 17' 3" x 10' 0" (5.25m x 3.05m) Integral garage served by a driveway providing off road parking for two cars.

**Price** £315,000

**Viewing** Your personal inspection is highly recommended and can be arranged via an advanced appointment with Cardwells Estate Agents Bury on 0161 761 1215 or via email; bury@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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP)



**Please note: all viewings are by appointment only through our BURY Office**