



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



- Three Bedrooms
- Large Rear Garden
- Modern Fitted Kitchen
- Two Reception Rooms
- Ideal Family Home
- Well Presented Throughout
- Close to Transport Links
- Internal Viewing Advised



**£210,000**

**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. R.W.L. Cardwell. & R.W. Thompson.





Cardwells estate agents are delighted to bring to market this immaculately presented three bedroom terraced home. Offering spacious and modern living accommodation this would suit a growing family! Situated close to local transport networks, Tram station and great schools this property comprises of; entrance hallway, lounge, Open plan dining Room and Modern fitted kitchen, three bedrooms and a bathroom. Externally this property boasts a large rear garden with the potential to extend subject to planning. 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](http://www.Cardwells.co.uk)

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

**Entrance Hallway** Composite door to front aspects. Stairs to first floor. Understairs storage. Radiator. Ceiling light point.

**Lounge** 13' 1" x 11' 8" (3.98m x 3.55m) UPVC double glazed bay window to front aspect. Radiator. Ceiling light point. Two wall lights. Sliding doors to dining room.

**Dining Room** 12' 4" x 11' 5" (3.76m x 3.48m) UPVC double glazed patio doors to rear garden. Two Radiators. Ceiling light point. Wall light. Laminate flooring. Open plan to kitchen.

**Kitchen** Modern wall and base units with complementing work surfaces. Stainless steel sink and drainer. Electric oven, hob and extractor hood. Plumbed for washing machine. UPVC double glazed window to rear aspect.

#### **First Floor Landing**

**Bedroom 1** 12' 4" x 11' 8" (3.76m x 3.55m) UPVC double glazed window to rear aspect. Fitted wardrobes. Radiator. Ceiling light point.

**Bedroom 2** 11' 0" x 10' 4" (3.35m x 3.15m) UPVC double glazed window to front aspect. Fitted wardrobes. Radiator. Ceiling light point.

**Bedroom 3** UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bathroom** Panelled bath with overhead thermostatic shower. Low flush wc. Pedestal wash hand basin. UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Externally** gated and landscaped to the front with artificial grass. To the rear a great sized garden with two raised decking areas, artificial grass and laid to lawn garden. Power and outside sockets to the front, side and rear gardens.

**Price** £210,000

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**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 B rated which is at an approximate annual cost of £1,780 (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

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