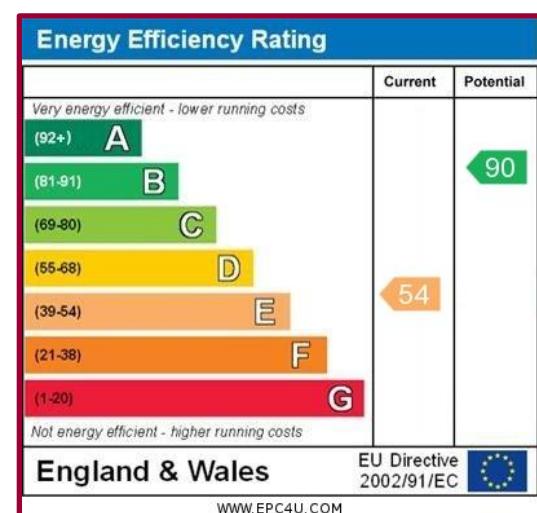


ALMA STREET, RADCLIFFE, M26 4FU



- 2 Bedroom True Bungalow
- Superbly Presented Throughout
- New Kitchen, Bathroom, Boiler 2022
- Conservatory, Stylish Bathroom
- Lounge/Diner with Patio Doors
- Garage & 2 Car Gated Driveway
- Sold with vacant possession



Offers in the Region Of £199,950

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)



A rare opportunity to purchase a true bungalow which is FREEHOLD and with NO CHAIN. Cardwells Estate Agents Bury have for sale this two bedroom semi-detached true bungalow set in a generous size plot with garage and gated driveway parking. Situated in a consistently popular residential area the property enjoys an enviable position being opposite a church, close to the country Park and ideal for easy access to: Radcliffe, Bury, the Metrolink network, the motorway network and excellent every day amenities including popular schools, shops and leisure/sporting facilities. The superbly and neutrally presented bungalow briefly comprises: reception hallway, lounge/diner, conservatory, professionally fitted kitchen, two good bedrooms and a modern white three-piece bathroom suite. Externally there is a single garage which has recently been re roofed, served by a gated driveway providing additional off-road car parking for around two cars. The rear garden is a superb feature of the property with excellent lawned areas and patio space from both the lounge and the conservatory, there is even a greenhouse.

Viewing is highly recommended to appreciate all that is on offer. As such, we encourage you to act early to avoid disappointment. In the first instance a walkthrough viewing video is available to watch then an in person viewing can be arranged by calling Cardwells Estate Agents Bury on 0161 7611215, or emailing: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

**Entrance Hallway** 11' 10" x 9' 2" (3.606m x 2.787m) Measured at maximum points in an L shape, new carpets spring 2022, neutrally decorated, radiator, loft access point.

**Lounge/Diner** 18' 2" x 9' 5" (5.545m x 2.876m) Double uPVC double glazed doors off to the rear garden, UPVC window to the front, two radiators, new carpets spring 2022, neutrally decorated, stylish light fitting.

**Kitchen** 11' 5" x 8' 1" (3.476m x 2.470m) The kitchen was fitted brand-new in the spring of 2022 and offers an excellent range of matching: drawers, base and wall cabinets, an integrated oven/grill, electric hob with extractor over, freestanding fridge freezer, stainless steel single bowl sink and drainer with mixer tap over, radiator, inset ceiling spotlights, door off to the conservatory.

**Conservatory** 11' 5" x 8' 1" (3.476m x 2.470m) uPVC windows to 3 sides and a UPVC door off to the rear garden, new carpet spring of 2022, radiator.

**Bedroom 1** 11' 6" x 9' 3" (3.509m x 2.814m) uPVC window overlooking the rear garden, radiator, quality carpet which was laid new in the spring of 2022, neutrally decorated.

**Bedroom 2** 8' 6" x 8' 1" (2.601m x 2.473m) uPVC window to the front, radiator, new carpet laid in the spring of 2022, neutral decorations, built-in storeroom off containing the gas combination central heating boiler (new spring 2022) and the RCD fuse box.

**Bathroom** 5' 9" x 5' 7" (1.759m x 1.70m) A brand-new modern white three-piece bathroom suite was fitted in the spring of 2022, briefly comprising: pedestal wash handbasin, dual flush WC and bath with fitted glass shower screen, heated towel rail, ceramic wall tiling, uPVC window, inset ceiling spotlights, extractor fan, built-in storage space.

**Garage** There is a detached single garage which is served by a gated driveway providing additional off-road parking for around two cars.

**Rear Garden** The rear garden is a fantastic feature of this true bungalow. There are two sizable lawned sections with a central path, patio areas of the double doors and of the conservatory, there is a greenhouse, and mature trees enhance the privacy to the sides and the rear.

**Front garden** The front garden is set behind a low-level brick wall with medium height green and purple shrubs which enhance the privacy, the majority of the front garden is paved for easy maintenance.

**Tenure** Cardwells Estate Agents Bury research shows the property is Freehold

**Council Tax Band** Cardwells Estate Agents Bury research shows the property is band B, the annual charges for 2023/2024 are £1695.21 (at the time of writing).

**Flood Risk Information** Cardwells Estate Agents Bury research shows the property is in a very low flood risk area.

**Conservation Area** Cardwells Estate Agents Bury research shows the property is not in a conservation area.

**Plot Size** Cardwells Estate Agents Bury plot size is 0.07 Acres

**Viewings** 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 or emailing: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

**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 Letting Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Letting Agents Bolton 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 Letting Agents Bolton 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

