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ALMA STREET, RADCLIFFE, M26 4FU



- 2 Bedroom True Bungalow
- New Kitchen, Bathroom, Boiler 2022
- Lounge/Diner with Patio Doors
- Conservatory to Rear
- Superbly Presented Throughout
- Conservatory, Stylish Bathroom
- 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

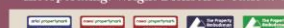
BURY

14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

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.



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 Est. 1982

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 or visiting: 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 land 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

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