



Independent Estate Agents **Cardwells** Est. 1982

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KNOWLES STREET, RADCLIFFE. M26 4DR



- End Terraced
- Three Bedrooms
- Two Bathrooms
- Modern Kitched
- Accommodation over 3 Floors
- Enclosed Rear Rard
- Ideal First Time Buy
- Early Viewing Advised



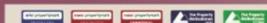
£175,000

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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 end terraced home. Offering modern living accommodation over three floors this ideal first time buy comprises; entrance vestibule, lounge, modern dining kitchen, two bedrooms, newly fitted bathroom and a third bedroom/attic room with a further shower room to the 2nd floor. Externally this property is garden fronted with an enclosed rear yard. 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule Door to lounge. Composite door.

Lounge 14' 3" x 13' 7" (4.35m x 4.13m) UPVC double glazed window. Radiator. Two wall lightings. Ceiling light point. Feature gas fire and surround.

Kitchen/Diner 13' 4" x 10' 4" (4.06m x 3.15m) UPVC double glazed window and door. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Space for fridge freezer. Plumbed for washing machine.

First Floor Landing

Bedroom 1 14' 2" x 13' 5" (4.31m x 4.10m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 7' 9" x 7' 7" (2.37m x 2.30m) UPVC double glazed window. Radiator. Ceiling light point.

Bathroom 7' 9" x 5' 5" (2.35m x 1.65m) UPVC double glazed window. Chrome effect towel radiator. Spot lighting. Shower enclose with overhead thermostatic shower. Low flush wc. Wash hand basin. Wall panelling.

Attic Room/Bedroom 3 12' 8" x 5' 4" (3.85m x 1.62m) Velux window. Radiator. Storage in eaves.

Shower Room Shower cubicle with overhead thermostatic shower. Low flush wc. Pedestal wash hand basin. Chrome effect towel radiator. Wall light point.

Externally Gated landscaped front garden with paved path. To the rear an enclosed timber decked yard with brick built outhouse.

Viewing 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

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 999 year term which started on 12th March 1899, meaning that there are 872 years remaining. 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 A rated which is at an approximate annual cost of £1,610 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that the family home is in a position which is regarded as having a "very low" risk of flooding

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

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 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"

