



Independent Estate Agents **Cardwells** Est. 1982

www.cardwells.co.uk

BURY ROAD, RADCLIFFE. M26 2UX



- Three Bedroom Semi Detached
- Modern Fully Fitted Kitchen
- Spacious Lounge
- Modern Bathroom
- Driveway to Front
- A Stones Throw from Metro Link
- Ideal Family Home
- Early Viewing Advised



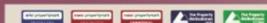
O/O £250,000

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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 stunning three bedroom semi detached home! Situated on Bury Road near Newbank Garden centre this spacious and modern family home must be viewed to be appreciated! Boasting newly fitted windows and doors as well as a Modern Fitted Kitchen and bathroom! Comprising; entrance hall, spacious lounge, modern fitted integral kitchen, modern bathroom and three spacious bedrooms. Externally this property benefits from a driveway to the front with a generous rear landscaped garden. 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway Stairs to first floor. Ceiling light point. Composite rock door.

Lounge 15' 9" x 11' 10" (4.8m x 3.6m) UPVC double glazed window x 2. Radiator. Ceiling light point.

Kitchen/Diner 15' 9" x 11' 10" (4.8m x 3.6m) UPVC double glazed window and door. UPVC double glazed window to side. Radiator. Spotlighting. A range of modern wall and base units with inset sink. Ceramic hob, double electric oven. Integrated fridge and freezer. Integrated dishwasher. Wine cooler. Integrated washing machine. Space for dryer.

First Floor Landing

Bathroom 6' 7" x 5' 11" (2.0m x 1.8m) UPVC double glazed window. Shower enclosure with overhead thermostatic shower. Low flush wc. Wash hand basin. Towel radiator. Spotlighting.

Bedroom 1 11' 6" x 11' 6" (3.5m x 3.5m) UPVC double glazed window to front and side. Fitted wardrobes. Radiator. Ceiling light point.

Bedroom 2 9' 2" x 8' 10" (2.8m x 2.7m) UPVC double glazed window. Fitted wardrobes. Radiator. Ceiling light point.

Bedroom 3 8' 6" x 6' 7" (2.6m x 2.0m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Paved driveway to the front with EV charging point to side. To the rear a decked patio with laid to lawn garden and Indian stone paved patio area.

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Tenure We have been advised the property is Leasehold on a term of 999 years from 21st January 1959, meaning that there are 932 years remaining. Our clients advise us that leasehold charge is £3.25 per annum 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 £1,878 (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"

