



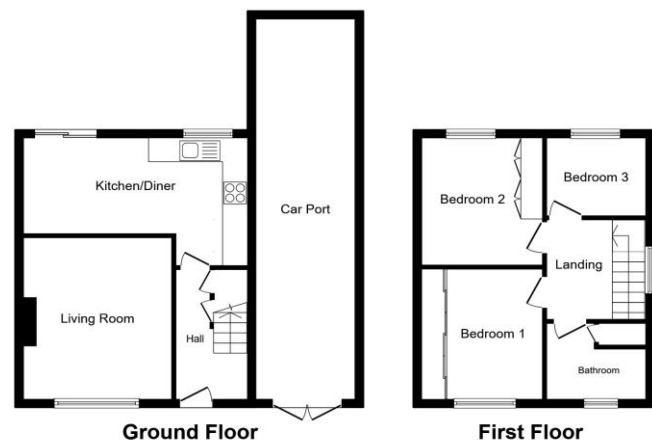
Independent Estate Agents  
**Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

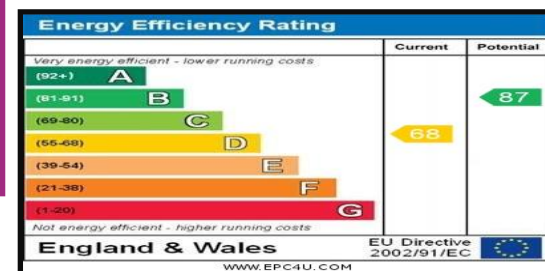
**LICHFIELD ROAD, RADCLIFFE, M26 3LZ**



- No Onward Chain
- Fantastic Family Home
- Semi Detached House
- Three Bedrooms
- Sought After Location
- Driveway for Multiple Vehicles
- Close to Local Amenities
- Superb Transport Links



Total floor area 70.7 sq.m. (762 sq.ft.) approx  
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



**£225,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**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)

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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.





Located on a quiet estate, just off Turks Road, is this beautiful home which is offered for sale with NO ONWARD CHAIN. This lovely semi detached home would be ideal for a young couple who are looking to move into a property which gives them good access to many local amenities, schools, shops and transport routes. Internally the property comprises an entrance hallway, living room and kitchen/diner to the ground floor with three bedrooms and a family bathroom to the first floor. For further information and to arrange a viewing please contact Cardwells Estate Agents Bury 01617611215, email bury@cardwells.co.uk or visit our website www.cardwells.co.uk

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

**Entrance Hallway** Ceiling light point, laminate effect flooring, radiator, under stairs storage.

**Living Room** 12' 6" x 11' 8" (3.81m x 3.56m) Ceiling light point, radiator, double glazed window to the front.

**Kitchen/Diner** 17' 8" x 7' 11" (5.38m x 2.41m) Ceiling light points, double glazed window to the rear, double glazed sliding patio door to the rear, radiator, fitted walk and base units with extractor fan, gas job and electric oven, integrated fridge/freezer, space for a washing machine, stainless steel sink with mixer tap and drainer, part tiled and part carpeted flooring.

**First Floor Landing** Ceiling light point, double glazed window to the side.

**Bedroom 1** 11' 3" x 8' 8" (3.43m x 2.64m) Ceiling light point, double glazed window to the front, fitted wardrobes, radiator.

**Bedroom 2** 10' 6" x 9' 7" (3.20m x 2.92m) Ceiling light point, double glazed window to the rear, radiator, fitted wardrobes with wall mounted boiler.

**Bedroom 3** 10' 4" x 6' 6" (3.16m x 1.98m) Ceiling light point, double glazed window to the rear, radiator.

**Bathroom** 7' 1" x 6' 6" (2.16m x 1.98m) Ceiling light point, Wc, pedestal sink, panelled bath with power shower over, tiles walls, heated towel rail.

**Externally** To the front of the property there is a lawned garden with borders and a driveway for a couple of cars which leads to double gates and further parking at the side of the property. At the rear of the house there is a well presented, landscaped, rear garden which has been split into different areas. Straight from the house there is a flagged patio with a gate leading onto a lawned garden and adjacent decking area which is ideal for a BBQ.

**Price** £225,000

**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 30th January 1969, meaning that there are 940 years remaining. Our clients advise us that leasehold charge is £13.00 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 £1,612 (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 property is in a position which is regarded as having a "very low" risk of flooding.

**Viewing** 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

**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"

