



CLOUGHBANK, STONECLOUGH. M26 1BD



- Semi Detached Family Home
- Three Bedrooms
- Ensuite & Family Bathroom
- Cul-de-Sac Location
- Beautifully Presented Throughout
- Driveway & Garage Parking
- Low Maintenance Rear Garden
- Close to Excellent Schools



£290,000

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Located within the sought after Ringley Meadows estate in Stoneclough, Radcliffe is this beautifully presented semi detached family home conveniently positioned for commuting and for access to excellent schools. This property is in superb condition throughout. You enter to the hallway which gives access to a good sized lounge with dual aspect windows providing plenty of natural light. The kitchen/diner has recently been modernised and has a beautiful contemporary kitchen with integrated appliances and access through to the conservatory which has views over the low maintenance garden. The first floor has three good sized bedrooms with the master bedroom having an en-suite and there's also 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, radiator, stairs to the first floor.

Lounge 15' 5" x 12' 6" (4.71m x 3.80m) Maximum. Ceiling light point, dual aspect windows, living flame gas fire and surround, laminate effect flooring, two radiators.

Kitchen/Diner 15' 4" x 12' 0" (4.68m x 3.66m) Maximum. Downlights, double glazed window, double glazed patio doors leading to the conservatory, under stairs storage, range of fitted wall and base units with extractor fan, gas hob, electric oven and built in microwave, space for washing machine, fridge/freezer, one and a half stainless steel sink with mixer tap and drainer.

Conservatory 13' 11" x 7' 10" (4.23m x 2.39m) Ceiling light point, double glazed windows, laminate effect flooring, radiator.

First Floor Landing Ceiling light point, loft access.

Bedroom 1 9' 7" x 9' 5" (2.91m x 2.86m) Ceiling light point, dual aspect windows, radiator, fitted wardrobes.

En-suite 5' 11" x 4' 5" (1.81m x 1.35m) Downlights, extractor fan, towel ladder radiator, Wc, pedestal sink, walk in shower cubicle, tiled floor and walls.

Bedroom 2 8' 10" x 8' 8" (2.70m x 2.65m) Ceiling light point, double glazed window, laminate effect flooring, radiator.

Bedroom 3 9' 7" x 5' 10" (2.92m x 1.77m) Ceiling light point, double glazed window, radiator, fitted wardrobes.

Bathroom 6' 5" x 5' 10" (1.96m x 1.78m) Downlights, vanity unit with inbuilt Wc and sink, panelled bath, radiator, double glazed window to the side, vinyl flooring, tiled splashback to the walls.

Externally To the front of the property there is a low maintenance garden with a driveway leading to a single detached garage with up and over garage door, power & lighting and boarded loft for storage. At the rear of the house the garden is also low maintenance with a decking area providing great space for those BBQ's and a door leading to the garage.

Price £290,000

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 29th January 1993, meaning that there are 967 years remaining. Our clients advise us that leasehold charge is £50.00 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 C rated which is at an approximate annual cost of £1,742 (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 this family home 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

