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BURY ROAD, RADCLIFFE, M26 2XW



- Extended Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Conservatory to Rear
- Extended Fitted Kitchen
- Four Piece Bathroom
- Gardens to Front & Rear
- Driveway Parking



O/O £250,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
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LETTINGS & MANAGEMENT
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BURY
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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, C W Pearson.

This lovely, extended three bedroomed semidetached property is set back off the main road and enjoys pleasant views to the front. The accommodation is well presented and briefly comprises entrance porch, lounge, dining area, conservatory, extended fitted kitchen, three bedrooms (two fitted) and a four piece bathroom suite. The property enjoys good sized gardens to the front and rear with driveway parking for up to 3 vehicles to the side. Located in a well regarded and sought after area, early viewing of this property as advised and can be arranged through our Bury office telephone 0161 761 1215 or email bury@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch Double glazed door and window to the front elevation leading into the porch with tiled floor.

Hall Double glazed door leading into the hall. Stairs lead off to the first floor landing. Under stairs storage. Meter cupboard. Radiator.

Lounge 11' 8" x 10' 11" (3.55m x 3.33m) Double glazed bay window to the front elevation. Living flame gas fire and brass and marble surround. Radiator. Opens onto the:

Dining area 11' 11" x 10' 11" (3.64m x 3.33m) Double glazed sliding patio doors to the rear elevation leading into the conservatory. Radiator.

Conservatory 10' 2" x 9' 10" (3.1m x 3.0m) Double glazed French doors to the rear elevation with double glazed windows to 2 elevations. Tiled floor. Radiator.

Kitchen 19' 2" x 6' 11" (5.85m x 2.1m) Double glazed windows to the rear and side elevations. Double glazed door to the side. Range of base units with contrasting worksurfaces and matching wall mounted cabinets. Breakfast bar to match. Inset sink and drainer. "New world" cooking range with extractor hood over. Plumbed for washing machine. Space for fridge freezer. Central heating boiler. Tiled floor. Recessed spotlights.

First Floor Landing Stairs lead off the hall to the first floor landing with double glazed window to the side and loft access.

Bedroom 1 11' 5" x 10' 11" (3.48m x 3.33m) Double glazed bay window to the front elevation enjoying pleasant views. Fitted wardrobes.

Bedroom 2 12' 1" x 10' 11" (3.69m x 3.33m) Double glazed window to the rear elevation. Range of fitted wardrobes. Radiator.

Bedroom 3 8' 2" x 8' 2" (2.5m x 2.5m) Double glazed window to the front elevation. Radiator.

Bathroom Double glazed window to the rear elevation. Four piece suite comprising bath, pedestal wash handbasin, close coupled WC and shower cubicle. Part tiled elevations. Radiator. Loft access.

Externally The front of the property is set back off the road and enjoys a mature garden area with driveway parking to the side. The rear has a fence enclosed garden with raised seating area and garden with mature shrub borders.

Price O/O £250,000

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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP)



Please note: all viewings are by appointment only through our BURY Office