



Independent Estate Agents
Cardwells Est. 1982

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BRIDGEMERE CLOSE, RADCLIFFE. M26 4FS



- Detached True Bungalow
- Two Fitted Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Coloured Bathroom Suite
- Cosmetic Upgrade Required
- Gardens to Front & Rear
- Garage & Driveway



OIRO £275,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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This two bedroom detached bungalow is deceptively spacious, is located in a well regarded area and offers the perfect opportunity to create your perfect forever home. . The accommodation does require some cosmetic updating, but briefly comprises entrance hallway, lounge, dining room, fitted kitchen, two fitted bedrooms, and a bathroom. Externally, the property has good sized garden areas to both front and rear with a driveway leading around the side of the property to the detached rear garden. The driveway is of a good size and could accommodate a number of vehicles. Available with no onward, chain delays, early viewing of this as bungalows of the size and standard in this area do not stay on the market for long. Viewings are strictly by appointment only and can be arranged by our calling Cardwells Bury Office on 0161 761 1215, email bury@cardwells.co.uk or visit our website www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall 7' 10" x 3' 3" (2.4m x 1.0m) Double glazed door to the side elevation leading into the hall. Loft access. Twin doors leading into the lounge.

Lounge 16' 3" x 13' 5" (4.95m x 4.1m) Double glazed windows to the front and rear elevations. Twin glazed doors leading into the dining room. Radiator.

Dining Room 10' 6" x 9' 7" (3.2m x 2.93m) Double glazed windows to both side elevations plus double glazed French doors to the rear. Laminate floor. Radiator.

Kitchen 11' 2" x 8' 0" (3.4m x 2.45m) Double glazed window to the rear elevation. Double glazed door to the side elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset double sink with drainer. Four burner gas hob with electric oven. Space for fridge freezer. Laminate floor. Radiator.

Bedroom 1 13' 4" x 8' 9" (4.06m x 2.67m) Double glazed window to the front and side elevations. Fitted wardrobes. Radiator.

Bedroom 2 13' 4" x 7' 6" (4.06m x 2.28m) Double glazed window to the front elevation. Fitted wardrobes.

Bathroom Double glazed window to the side elevation. Three-piece coloured suite comprising bath with shower over, pedestal wash, handbasin and close. Coupled WC. Tiled elevations. Radiator.

Externally The front of the property and enjoys a good sized driveway which leads past a lawned area and around the side of the property upto the detached garage. There are neat lawned areas to the front with tree and shrub inserts whilst the rear has a good sized garden with paved patio and path leading around lawn and up to raised planted beds.

Price OIRO £275,000

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 1st January 1984, meaning that there are 959 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 D rated which is at an approximate annual cost of £2,073 (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.

Thinking of Selling 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

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

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"

