



Independent Estate Agents **Cardwells** Est. 1982

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TURKS ROAD, RADCLIFFE, M26 3NW



- No Onward Chain
- Bay Fronted Semi Detached
- Gardens to Front & Rear
- Driveway & Garage Parking
- Three Bedrooms
- Two Reception Rooms
- Bathroom with Shower Cubicle
- Ground Floor Cloaks



£220,000

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 E: bolton@cardwells.co.uk

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 11 Institute St, Bolton, BL1 1PZ
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Offered for sale with no onward chain is this good sized semi detached home located on Turks Road in Radcliffe. Handily situated for many local amenities with Radcliffe town centre and the tram link to Manchester not being too far away. Internally the property comprises an entrance hallway, lounge, dining room, kitchen and cloakroom/Wc to the ground floor with three bedrooms, bathroom and separate Wc to the first floor. Further benefits to the property include gas central heating, double glazing, driveway/garage parking, front and rear gardens. 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:

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

Lounge 12' 10" x 11' 8" (3.91m x 3.56m) Ceiling light point, double glazed bay window to the front, radiator, inset electric fire.

Dining Room 13' 0" x 11' 6" (3.96m x 3.50m) Ceiling light point, double glazed window to the rear, electric fire and surround, radiator.

Kitchen 7' 11" x 7' 10" (2.42m x 2.40m) Ceiling light point, double glazed window to the rear, fitted wall and base unit with electric hob, double electric oven, stainless steel sink with double drainer, radiator, door to downstairs Wc.

First Floor Landing Ceiling light point, loft access, double glazed window to the side

Bedroom 1 11' 7" x 11' 6" (3.53m x 3.51m) Ceiling light point, double glazed bay window to the front, fitted wardrobes, radiator.

Bedroom 2 13' 0" x 11' 7" (3.97m x 3.54m) Ceiling light point, double glazed window to the rear, radiator

Bedroom 3 7' 11" x 7' 5" (2.42m x 2.25m) Ceiling light point, double glazed window to the front, radiator.

Bathroom 8' 0" x 5' 6" (2.43m x 1.68m) Downlights, double glazed window to the rear, radiator, pedestal sink, panelled bath, walk in shower cubicle.

Separate WC 5' 0" x 2' 7" (1.52m x 0.80m) Ceiling light point, Wc, double glazed window to the side.

Garage 21' 0" x 7' 3" (6.40m x 2.22m) Ceiling light point, space for washing machine and fridge freezer, wall mounted boiler, remote up and over garage door to the front, door to the rear garden.

Externally To the front of the property there is a lawned garden with borders and flagged driveway parking leading to the garage. To the rear of the property there is a flagged patio area with lawned garden.

Price £220,00

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 25th March 1952, meaning that there are 928 years remaining. Our clients advise us that leasehold charge is £3.00 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 £1,842 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is set 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.

Chain Details We are advised that the property will be sold with early vacant possession and no further upward chain delay.

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

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