

Independent Estate Agents
Cardwells
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CAMS ACRE CLOSE, RADCLIFFE, M26 3YZ



- No Onward Chain
- Detached family Home
- Three Bedrooms
- Cul-de-sac Position
- Freehold
- Conservatory
- Beautiful Gardens to Front/Rear
- Two Driveways



OIRO £240,000

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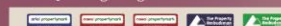
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Cardwells
Est. 1982

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.

Offered for sale with NO ONWARD CHAIN, set within a quiet cul-de-sac and not overlooked to the rear is this lovely family home. Internally the accommodation comprises an entrance hallway, lounge, dining area, kitchen and conservatory to the ground floor with three bedrooms and a family bathroom to the first floor. Potential to extend subject to planning permission. Viewing is essential to appreciate the property on offer and can be arranged by contacting Cardwells Estate Agents Bury 01617611215 or alternatively contact ourselves via email bury@cardwells.co.uk or visit our website www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Ceiling light point, radiator, storage cupboard, tiles floor.

Lounge 14' 1" x 12' 4" (4.29m x 3.77m) Ceiling light point, double glazed bow window to the front, living flame gas fire and surround, archway to:

Dining Area 8' 10" x 8' 7" (2.70m x 2.61m) Ceiling light point, radiator, double glazed patio doors leading to the conservatory.

Kitchen 8' 8" x 8' 3" (2.65m x 2.51m) Ceiling light point, double glazed window to the rear, fitted wall and base units with granite worktops incorporating a Belfast style sink, extractor fan, gas hob, electric oven, integrated fridge, and washing machine, radiator, tiled floor with granite splashback to the walls, under stairs storage and a door to the side.

Conservatory 10' 9" x 9' 9" (3.27m x 2.96m) Ceiling light point with fan, radiator, tiled floor, doubled glazed with double glazed french doors leading to the garden.

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

Bedroom 1 10' 8" x 10' 8" (3.25m x 3.24m) Ceiling light point, fitted wardrobes, double glazed window to the front, radiator.

Bedroom 2 10' 10" x 8' 9" (3.29m x 2.66m) Ceiling light point, fitted wardrobes, double glazed window to the rear, storage cupboard, radiator.

Bedroom 3 6' 8" x 6' 6" (2.04m x 1.97m) Ceiling light point, fitted wardrobes, double glazed window to the rear, storage cupboard, radiator.

Bathroom 7' 6" x 6' 5" (2.29m x 1.95m) Downlight, double glazed window to the front, storage cupboard, ladder radiator, Wc, pedestal sink, panelled bath with shower over, tiled floor and walls.

Externally To the front of the property there are well kept lawns and borders with two driveways giving ample parking for multiple vehicles. To the rear of the property there is a private garden with well manicured lawns and mature borders with a shed which has electrics, lighting and a decking area.

Price OIRO £240,000

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. 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 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.

Plot Size The approximate overall plot size is around 0.19 of an acre.

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 1214, 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"

