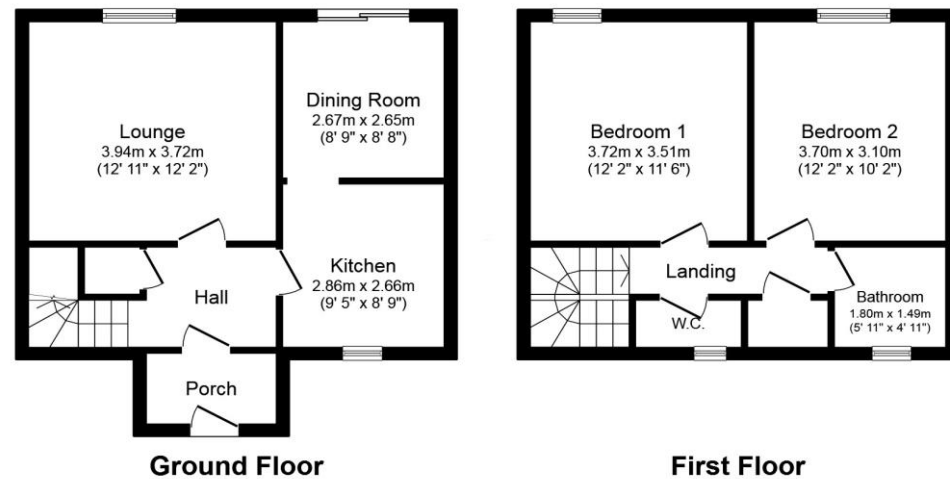




MELROSE GARDENS, RADCLIFFE M26 3RT



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

- No Onward Chain
- In Need of Modernisation
- Cul-de-Sac Position
- Two Double Bedrooms
- Driveway Parking
- Lounge & Dining Room
- Low Maintenance Rear Garden
- Radcliffe



£125,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Located within a quiet cul-de-sac in Radcliffe and offered for sale with no onward chain is this well proportioned terraced home. Whilst the property needs modernisation, it offers good sized accommodation throughout. To the ground floor there is a lounge dining room and kitchen with two double bedrooms, bathroom and separate wc to the first floor. Externally there is gated access leading to a clock paved driveway at the front and a low maintenance flagged garden to the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bury 01617611215 email bury@cardwells.co.uk or visit cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch Double glazed porch with tiled flooring and door to storage cupboard.

Entrance Hallway Ceiling light point, storage cupboards, radiator.

Lounge 12' 11" x 12' 2" (3.94m x 3.72m) Ceiling light point, radiator, double glaze window to the rear.

Kitchen 9' 5" x 8' 9" (2.86m x 2.66m) Ceiling light point, double glaze window to the front, fitted wall and base units with space for a gas cooker, washing machine and fridge/freezer, stainless steel sink with mixer tap and drainer, tiled floor.

Dining Room 8' 9" x 8' 8" (2.67m x 2.65m) Ceiling light point, double glazed, sliding patio doors to the rear, radiator.

First Floor Landing Ceiling light point, loft access.

Bedroom 1 12' 11" x 12' 2" (3.94m x 3.72m) Ceiling light point, double glazed window to the rear, radiator, fitted wardrobes.

Bedroom 2 12' 2" x 10' 2" (3.70m x 3.10m) Ceiling light point, double glazed window to the rear, radiator.

Bathroom 5' 11" x 4' 11" (1.80m x 1.49m) Ceiling light point, double glazed window to the front, vanity unit with inset sink, panel bath with electric shower over, tiled floor and walls, radiator.

Separate WC Ceiling light point, double glazed window to the front, WC, radiator, tiled floor with splashback to the walls.

Externally To the front of the property there is gated access leading to a clock paved driveway and at the rear there is a low maintenance flagged rear garden.

Price £125,000

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

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 A rated which is at an approximate annual cost of £1,382 (at the time of writing).

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"

