

WILTON GARDENS, RADCLIFFE, M26 2UP



- No Onward Chain
- Beautifully Presented Family Home
- Three Bedroomed Semi Detached
- Move in Condition
- Two Reception Rooms
- Kitchen with Granite Worktops
- Driveway Parking for 4 Cars
- Low Maintenance Rear Garden



£240,000

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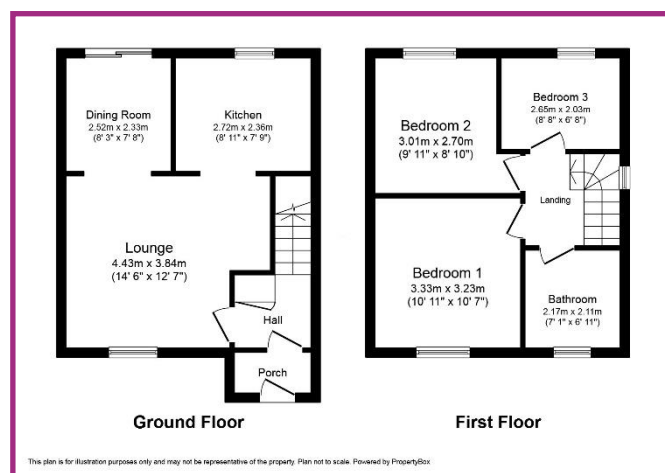
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with no onward chain and set within a quiet cul-de-sac is this stunning semi detached family home which has been modernised throughout. To the ground floor you have a spacious lounge with a large window letting in plenty of natural light. The lounge opens up into the dining room which has a modern vertical radiator and double glazed sliding patio doors leading onto the garden. The kitchen has a range of fitted wall and base units with complimentary granite worktops, integrated dishwasher and fridge/freezer with understairs storage which has space for a vented dryer. The first floor has three good sized bedrooms, two of which are double rooms with the master bedroom have mirrored fitted wardrobes and a large single bedroom. The family bathroom is beautifully presented and has a three piece suite comprising a wc, pedestal sink and "P" shaped panelled bath with shower above. Externally there is a concrete imprinted driveway with space for approximately four vehicles at the front with the rear garden being a low maintenance flagged garden with well stocked and mature borders including a jasmine bush and pink rose bush, which looks stunning during the spring and summer months. 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 with door to the entrance hallway.

Hallway Ceiling light point, radiator, storage cupboard, laminate effect flooring.

Lounge 14' 6" x 12' 7" (4.43m x 3.84m) Ceiling light point, double glazed window to the front, radiator, electric fire.

Dining Room 8' 3" x 7' 8" (2.52m x 2.33m) Ceiling light point, laminate effect flooring, radiator, double glazed sliding patio doors leading onto the garden.

Kitchen 8' 11" x 7' 9" (2.72m x 2.36m)

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

Bedroom 1 10' 11" x 10' 7" (3.33m x 3.23m) Ceiling light point, double glazed window to the front, radiator.

Bedroom 2 9' 11" x 8' 10" (3.01m x 2.70m) Ceiling light point, double glazed window to the rear, laminate effect flooring, radiator.

Bedroom 3 8' 8" x 6' 8" (2.65m x 2.03m) Ceiling light point, double glazed window to the rear, radiator.

Bathroom 7' 1" x 6' 11" (2.17m x 2.11m) Downlights, double glazed window to the front, ladder towel radiator, wc, pedestal sink, panelled bath with shower over, tiled floor and splashback to the walls, storage cupboard.

Externally To the front of the property there is a concrete imprinted driveway with space for approximately four vehicles. The rear garden is a low maintenance flagged garden with well stocked and mature borders including a jasmine bush and pink rose bush, which looks stunning during the spring and summer months.

Price £240,000

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 leasehold, enjoying the remainder of the 999 year term which started on 13th July 1970, meaning that there are 944 years remaining. Our clients advise us that leasehold charge is £16.00 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 B rated which is at an approximate annual cost of £1,612 (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"

