

**MULBERRY CLOSE, RADCLIFFE, M26 3AR**



- Modern Mews Property
- Redesigned & Spacious
- Three Bedrooms
- Two Loft Areas
- Open Plan Lounge/Kitchen Diner
- Well Presented Throughout
- Garage & Driveway
- Low Maintenance Garden



**OIRO £250,000**

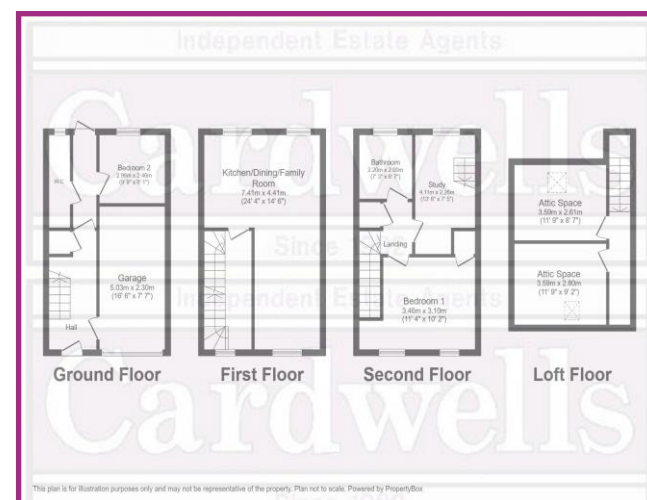
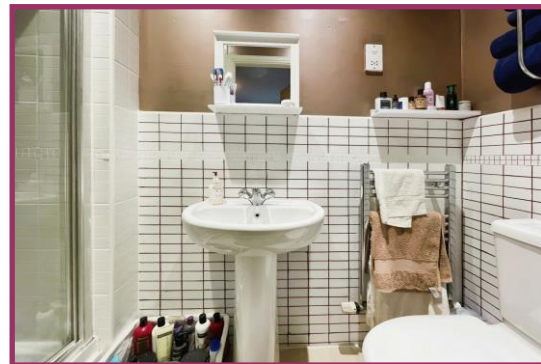
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A modern mews style property with redesigned, spacious accommodation spread over 4 floors. The current owners have redesigned and updated this property to create an extremely and deceptively spacious family which briefly comprises, ground floor entrance hallway with access to the integral garage, ground floor bedroom and ensuite shower room. The second floor has the main living space area which has an open plan lounge/family room which opens onto the dining kitchen. Stairs lead off this landing to the second floor landing with access to lovely master bedroom with ensuite, family bathroom and study room with stairs leading up to further loft space. Two rooms have been created in this section which are currently used as bedrooms however there are no building regulations for them. 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:**

**Hallway** 13' 5" x 6' 7" (4.1m x 2.0m) Double glazed door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Tiled floor. Under stairs storage. Doors leading off to integral garage and rear hall.

**Rear Hall** Tiled floor to match. Doors off to.

**Ground Floor Bedroom** 9' 9" x 8' 1" (2.96m x 2.46m) Double glazed window to the rear elevation. Radiator.

**Guest WC** Double glazed window to the rear elevation. Glass floating wash hand basin, shower cubicle and close coupled WC. Tiled floor. Black heated towel rail.

**Integral Garage** 16' 6" x 7' 7" (5.03m x 2.3m) Electric remote controlled up and over door to the front elevation. Power and lighting. Electric vehicle charge point. Direct to door BT fibre internet.

**First Floor Landing** Stairs lead off the hall to the first floor landing with further stairs leading to the second floor landing.

**Lounge/Family Area** 14' 6" x 10' 6" (4.41m x 3.2m) Two double glazed windows to the rear elevation. Radiator. Opens onto the dining kitchen

**Dining Kitchen** 13' 6" x 8' 1" (4.12m x 2.47m) Attractive, modern range of base units with contrasting work surfaces and breakfast bar with matching wall mounted cabinets. Inset sink and drainer. Integrated fridge, freezer and dishwasher. Four burner gas hob. Electric double oven.

**Second Floor Landing** Airing cupboard. Stairs lead off from the first floor landing. Airing cupboard.

**Master Bedroom** 14' 6" x 10' 2" (4.41m x 3.1m) Two double glazed windows to the front elevation. Dressing area. Fitted wardrobes. Radiator.

**En-suite** Three-piece suite comprising shower cubicle, pedestal wash handbasin and close coupled WC. Part tiled elevations. Chrome heated towel rail.

**Study** 13' 9" x 8' 1" (4.2m x 2.46m) Double glazed window to the rear elevation. Stairs lead off to the loft space. This room was formally a bedroom but has been converted to a study with staircase leading off.

**Loft Space** Stairs lead off from the study to the loft space landing. Two areas have been created up here with power, lighting, skylight windows and heating. These rooms are currently used as bedrooms although there are no building regulations for them. .

**Externally** The front of the property enjoys driveway parking. The rear has a good sized, low maintenance garden with stone flagged patio, having a wind out canopy, leading to an artificial grass lawn with stone chipping borders. Fence enclosed.

**Price** OIRO £250,000

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**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 8th June 2006, meaning that there are 980 years remaining. Our clients advise us that leasehold charge is £150.00 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

**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"

