



Independent Estate Agents **Cardwells** Est. 1982

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WINCHESTER ROAD, RADCLIFFE. M26 3LY



- Semi Detached Bungalow
- Two Bedrooms
- Conservatory
- Detached Garage
- Driveway
- Landscaped Gardens
- Lounge & Kitchen
- Early Viewing Advised



£230,000

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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.



Cardwells Estate Agents in Bury are pleased to bring to market this well presented two bedroom semi-detached true bungalow. Located on the popular Moss Shaw development this lovely home comprises of; Entrance Hall, Lounge, Kitchen, Conservatory, Two Bedrooms and a Shower Room. Externally this property boasts a driveway leading to a detached garage with a newly fitted roof, and landscaped gardens to the front and rear. A lovely example of a semi detached bungalow. 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 Storage cupboard. Radiator. Ceiling light point.

Lounge 17' 0" x 11' 3" (5.18m x 3.43m) uPVC double glazed window to front aspect. Radiator. Ceiling light point. Feature electric fire and surround.

Kitchen 10' 0" x 8' 5" (3.05m x 2.56m) A range of wall and base units with stainless steel sink and drainer. Electric hob, oven and extractor hood over. UPVC double glazed door and window to side aspect. Radiator. Ceiling light point.

Conservatory 15' 6" x 7' 5" (4.72m x 2.26m) uPVC door to side and rear aspect. Ceiling light point.

Master bedroom 19' 3" x 12' 3" (5.86m x 3.73m) Fitted wardrobes and overhead storage. Radiator. Ceiling light point. UPVC double glazed window to rear aspect.

Bedroom 2 9' 4" x 8' 6" (2.84m x 2.59m) uPVC patio doors to Conservatory, radiator, ceiling light point.

Shower Room Wet Room, shower cubicle with electric overhead shower. Pedestal wash hand basin. Low flush wc. Tiled walls. UPVC double glazed window to side aspect. Radiator. Ceiling light point.

Garage detached garage with up and over door, power. Newly fitted roof.

Driveway & Gardens Laid to lawn garden to the front with mature shrubs. Driveway to the side leading to the garage. Landscaped and tiered rear garden.

Price £230,000

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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 B rated which is at an approximate annual cost of £1,780 (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 the family home is in a position which is regarded as having a "very low" risk of flooding.

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"

