



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

BERKELEY CRESCENT, RADCLIFFE. M26 3TR



- Four Bedroomed Detached
- FREEHOLD
- Detached Garage
- Large Driveway
- Guest Cloaks
- Ensuite to Master Bedroom
- Popular Residential Location
- Internal Viewing Advised



OIRO £380,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

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 are delighted to bring to market this well appointed four bedroom detached FREEHOLD family home. Situated in a popular residential area this lovely family home boasts spacious living accommodation and comprises of; entrance hallway, downstairs wc, lounge, dining room, sun room, kitchen/dining room, four bedrooms (master en suite) and a family bathroom. Externally this property boasts a large block paved driveway leading to a detached garage with beautifully maintained and landscaped gardens to the front and rear. Conveniently located close to Radcliffe, Bury and Bolton this property is perfect for families! 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:

Entrance Hallway Stairs to first floor. Radiator. Understairs storage. Ceiling light point.

Guest Cloaks Low level wc, wash hand basin. Ceiling light point. UPVC double glazed window to front aspect.

Lounge 15' 8" x 11' 8" (4.77m x 3.55m) UPVC double glazed window to front aspect. Feature electric fire and surround with feature lighting. Ceiling light point. Two wall light points. Radiator. Double doors to dining room.

Dining Room 11' 5" x 9' 3" (3.48m x 2.82m) Laminate flooring. Radiator. Ceiling light point. Two wall light points. Sliding patio doors to sun room.

Sun Room 11' 2" x 10' 7" (3.40m x 3.22m) Two wall light points. Laminate flooring, radiator. Patio doors to rear garden.

Kitchen/Diner 16' 8" x 12' 10" (5.08m x 3.91m) A range of wall and base units with complementing work surfaces. Stainless steel sink and drainer. Gas hob, double electric oven. Plumber for washer. Space for dryer, dishwasher and fridge freezer. Radiator. Tiled flooring. Ceiling light point. UPVC double glazed windows to rear and side aspect. UPVC double glazed door to rear garden.

First Floor Landing UPVC double glazed window to side aspect. Loft access.

Bedroom 1 11' 8" x 10' 4" (3.55m x 3.15m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Door to ensuite.

Ensuite Shower cubicle with thermostatic over head shower. Wash hand basin. Low level wc. Chrome effect towel radiator. Wall and floor tiled. UPVC double glazed window to side aspect. Ceiling light point.

Bedroom 2 10' 6" x 9' 5" (3.20m x 2.87m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 3 11' 7" x 7' 2" (3.53m x 2.18m) UPVC double glazed window to rear aspect. Laminate flooring. Radiator. Ceiling light point.

Bedroom 4 9' 9" x 6' 8" (2.97m x 2.03m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bathroom Shower cubicle with thermostatic overhead shower. Low level wc. Pedestal wash hand basin. Chrome effect towel radiator. UPVC double glazed window to side aspect. Spotlighting. Floor and wall tiled.

Externally Blocked paved driveway to the front and side leading to a detached garage. Laid to lawn landscaped garden to the front. To the rear a paved patio area, landscaped laid to lawn garden with planted borders with mature shrubs, plants and flowers.

Parking Detached garage external security lights, lighting and power. Access via up and over door and a door to the side via the rear garden.

Price OIRO £380,000

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 D rated which is at an approximate annual cost of £2,289 (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"

