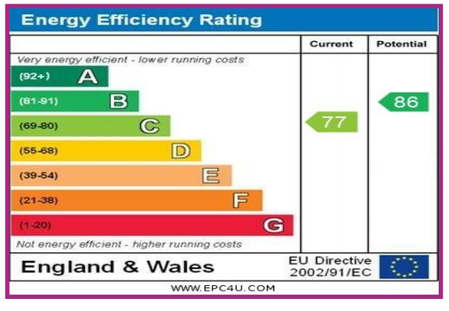

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STONEMERE DRIVE, RADCLIFFE, M26 1QX

- Three storey modern townhouse
- Four bedrooms
- En-suite and family bathroom
- Cloakroom/Wc
- Conservatory
- Driveway parking
- Front and rear gardens
- Minimum 12 month lease

£1,600.00 PCM

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

BURY
14 Market St, Bury, BL9 0AJ
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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.

This three storey mid mews property is situated on a quiet modern estate and located in the ever popular area of Radcliffe. Internally the property is well presented throughout and comprises an entrance hallway, cloakroom/WC, kitchen, lounge and conservatory to the ground floor with two double bedrooms and a family bathroom to the first floor and a further two bedrooms, the master with en-suite, to the second floor. Viewings are available seven days a week via Cardwells Estate Agents Bury on 0161 761 1215 or by email at bury@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Downlights, radiator, laminate effect flooring.

Cloakroom/W.C 4' 9'' x 2' 9'' (1.44m x 0.85m) Ceiling light point, double glazed window to the side, WC, pedestal sink. Tiled flooring.

Kitchen 15' 11'' x 6' 1'' (4.85m x 1.85m) Professionally fitted kitchen comprising: one and a half bowl sink with mixer tap, Beech effect base and wall units, roll edge worktops, oven, hob, extractor, integrated fridge, freezer, upvc double glazed window, radiator.

Lounge 14' 7'' x 12' 11'' (4.45m x 3.94m) Ceiling light point, radiator, laminate effect flooring, French doors doors leading to the conservatory.

Conservatory 11' 2'' x 10' 2'' (3.4m x 3.1m) Downlights, double glazed windows to the rear and sides, double glazed French doors to the rear elevation leading to the garden.

First Floor Landing Ceiling light point, double glazed window to the side and to the front, stairs leading to the second floor.

Bedroom Two 12' 11'' x 12' 4'' (3.94m x 3.77m) Ceiling light point, double glazed window to the rear, radiator.

Bathroom Downlights, extractor fan, WC, pedestal sink, panelled bath with shower over, tiled floor, tiled splashback to the walls, radiator.

Bedroom Four 11' 1'' x 6' 3'' (3.38m x 1.91m) Ceiling light point, double glazed window to the front, radiator.

Second Floor Landing Ceiling light point, double glazed window to the side.

Bedroom One 15' 4'' x 12' 11'' (4.68m x 3.93m) Ceiling light point, double glazed window to the rear, radiator, fitted wardrobes, door to en-suite.

En-suite Downlights, WC, pedestal sink, wall in shower cubicle, radiator, extractor fan, tiled walls, tiled flooring.

Bedroom Three 11' 9'' x 9' 3'' (3.57m x 2.83m) Ceiling light point, double glazed window to the front, storage cupboard.

Externally To the front of the property there is driveway parking for a couple of cars and to the rear there is a gravel patio area with a low maintenance garden laid to lawn and raised borders.

Council Tax The property is situated in the borough of Bury Council and the property has a council tax band of C, the approximate annual price will be a minimum of £1937.37 per annum based upon 2023 to 2024 figures.

Holding Deposit A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

Deposit A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme, more information can be found at www.depositprotection.com

Viewings 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.

Thinking of Selling or Letting your property? If you are thinking of selling or letting a property in Bury, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

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 Letting Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Letting Agents Bolton 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 Letting Agents Bolton 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

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