



Independent Estate Agents **Cardwells** Est. 1982

www.cardwells.co.uk

GORSEFIELD CLOSE, RADCLIFFE. M26 4DB



- Three Bedrooms
- Extended to Rear
- Garage
- Driveway
- Close to Local Primary Schools
- Ideal Family Home
- A short Walk into Radcliffe
- Close to Local Amenities



£260,000

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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.



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Cardwells estate agents are delighted to bring to market this extended three bedroom semi detached home. Situated close to local amenities and Gorsefield Primary School, this ideally located family home must be viewed to avoid disappointment! Briefly comprising of; entrance hall, lounge, dining room, open plan kitchen/family room, three bedrooms and a bathroom. Externally this property has gardens to the front with a driveway leading to a garage with an up and over door. To the rear a hard landscaped rear garden. 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:

Hall Door to lounge

Lounge/Dining Area 23' 5" x 8' 8" (7.13m x 2.64m) UPVC double glazed window to front and rear. Laminate flooring, two ceiling light points. Gas fire and surround. Three radiators. Stairs to first floor.

Kitchen/Family Room 20' 2" x 7' 9" (6.14m x 2.36m) A range of wall and base units with stainless steel sink and drainer. Electric hob, double oven and extractor hood. Space for fridge freezer. UPVC stained glass window to rear aspect. UPVC double glazed patio doors to side aspect to rear garden. Radiator. Boiler. Two ceiling light points.

First Floor Landing

Bedroom 1 11' 0" x 8' 2" (3.35m x 2.49m) UPVC double glazed window to front. Radiator. Fitted wardrobes, drawers and overhead storage. Ceiling light point.

Bedroom 2 12' 2" x 9' 2" (3.71m x 2.79m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 3 8' 4" x 6' 11" (2.54m x 2.11m) UPVC double glazed window to rear aspect. Fitted wardrobes. Radiator. Ceiling light point.

Bathroom UPVC double glazed window to front. Three piece suite comprising panelled bath with electric shower over, wash hand basin & low flush wc. Chrome effect towel rail, fully tiled walls, ceiling light point, radiator.

Externally Driveway and garden to the front leading to a garage with an up and over door, with a block paved rear garden

Price £260,000

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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 15th May 1972, meaning that there are 948 years remaining. 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"

