



Independent Estate Agents **Cardwells** Est. 1982

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MIDDLETON CLOSE, RADCLIFFE. M26 4JU



- Detached True Bungalow
- Two Fitted Double Bedrooms
- Det Garage, Gardens to 4 Sides
- Stunning Kitchen-Diner
- Bathroom & Separate WC
- Sought AftEr Location
- No Onward Chain Delays
- Council Tax Band D



£325,000

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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 Bury are delighted to offer this beautifully presented two bed detached bungalow on Middleton Close. Tucked away off Higher Ainsworth Lane on an exclusive cul-de-sac of similar properties and in close proximity to excellent transport links, local nurseries, schools, country pursuits and fantastic amenities. Warmed by gas central heating and UPVC double glazed, a personal inspection comes with our highest recommendations. Briefly comprising: Reception hallway, lounge, professionally fitted dining kitchen, two double bedrooms which are both fitted, a separate WC, and a very well appointed three piece family bathroom suite. To the outside is a detached single garage and there are well presented gardens to four sides. Viewings can easily be arranged, seven days a week via Cardwells Estate Agents Bury on 0161 761 1215 or via email at bury@cardwells.co.uk. Please watch the online walk through video prior to booking your personal inspection.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch 5' 7" x 3' 5" (1.69m x 1.04m) Double glazed door to the side elevation with double glazed windows to the front and side. Tiled floor. Glazed door leading into the dining kitchen.

Hall Sizable entrance hall with double glazed window and glazed panel to the side elevation. Radiator. Door leading off to lounge.

Lounge 15' 11" x 11' 7" (4.84m x 3.54m) Double glazed window to the rear elevation. Focal fireplace (not connected). Radiator. Decorative coving.

Kitchen/Diner 15' 0" x 11' 9" (4.57m x 3.57m) Double glazed window to the front and side elevations. Newly fitted modern range of base units with complimentary worksurfaces and matching wall mounted cabinets and breakfast island. Integrated electric hob with oven and built in microwave. Inset 1 1/2 bowl sink and drainer. Space for fridge freezer. Plumbed for washing machine.

Bedroom 1 13' 0" x 10' 10" (3.97m x 3.31m) Double glazed window to the side elevation. Range of fitted bedroom furniture. Radiator.

Bedroom 2 Double glazed window to the side elevation. Range of fitted bedroom furniture. Radiator. Loft access.

Bathroom Double glazed windows to the front elevation. Corner bath with mixer tap, walk-in shower cubicle, pedestal wash hand basin. Tiled floor and elevations. Radiator. Separate WC. Tiling to match the bathroom. Dual flush WC.

Garage Remote control electric up and over door. Pedestrian door. Power and lighting.

Externally There are garden and paved seating areas surrounding this Lovely property, The front of which is on a pedestrianised section of this development. There is a vehicular access leading to the garage to the rear.

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 £2073 (at the time of writing).

Tenure Cardwell Letting Agents Bury pre market research indicates that the property is of a freehold tenure.

Viewing Your personal inspection is highly recommended and can be arranged via an advanced appointment with Cardwells Estate Agents Bury on 01617611215 or via email; bury@cardwells.co.uk

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

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