

Independent Estate Agents  
**Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**WITHINS LANE, RADCLIFFE, M26 2RU**



- Two Bedroomed Terraced
- Two Reception Rooms
- Modern Bathroom
- Detached Converted Garage
- Ideal First Time Buy
- Early Viewing Advised
- Close to Local Amenities
- Close to Tram Station



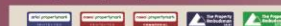
**£195,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this immaculately presented two bedroom mid terraced home. Situated close to local amenities the tram station and with fantastic transport links into Manchester this really would suit a first time buyer or commuter! Comprising of; entrance porch, lounge, dining room, kitchen, two bedrooms, storage room and a modern bathroom. Externally this property boasts a detached garage which has been converted into a functional and versatile room with a separate shower room. This property is garden fronted with a rear yard. 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 Porch** UPVC door to front aspect. Door to lounge.

**Lounge** 14' 8" x 14' 1" (4.47m x 4.29m) UPVC bay window to front aspect. Radiator. Ceiling light point. Two wall light points. Gas fire and feature surround.

**Dining Room** 14' 1" x 10' 7" (4.29m x 3.22m) Laminate flooring. Radiator, ceiling light point. Under stairs storage. Open plan to kitchen.

**Kitchen** 8' 0" x 7' 0" (2.44m x 2.13m) A range of wall and base units with gas hob, double oven and extractor hood. Stainless steel sink and drainer. Integrated fridge freezer. Plumbed for washer. UPVC double glazed window and door to rear aspect. Radiator. Ceiling light point.

**First Floor Landing** Access to boarded loft

**Bedroom 1** 14' 1" x 11' 5" (4.29m x 3.48m) Fitted wardrobes, drawers, bedside drawers and overhead storage. UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom 2** 8' 0" x 7' 0" (2.44m x 2.13m) Fitted wardrobes and over head storage. UPVC double glazed window to rear aspect. Radiator, ceiling light point.

**Storage Room** Previously a windowless bathroom, currently being used as a storage room. Would make an ideal study. Ceiling light point.

**Bathroom** UPVC double glazed window to rear aspect. Panelled shower bath with shower screen and overhead thermostatic shower. Pedestal wash hand basin. Low flush wc. Wall and ceiling panelling. Radiator. Spotlighting.

**Detached Garage** UPVC double glazed window to side aspect. Laminate flooring. Ceiling light point. Door to; - shower room with walk in shower cubicle, pedestal wash hand basin and low flush wc. UPVC double glazed window to side aspect. Ceiling light point.

**Externally** To the front gated and garden fronted. To the rear a paved rear yard with artificial grass over.

**Price** £195,000

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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 November 1914, meaning that there are 888 years remaining. Our clients advise us that leasehold charge is £2.00 per annum. 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 A rated which is at an approximate annual cost of £1,526 (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"

