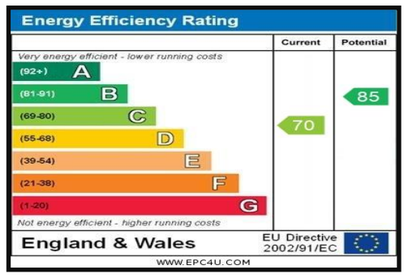

Independent Estate Agents Cardwells Est. 1982

www.cardwells.co.uk

SEFTON STREET, RADCLIFFE. M26 1LZ

- Three Bed Semi Detached
- Well Presented Throughout
- Close to Local Amenities
- Ideal Family Home
- Gardens to Front & Rear
- Driveway
- Early Viewing Advised
- FREEHOLD

£220,000

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 immaculately presented three bedroom semi detached home. Offering modern living accommodation and with no onward chain this lovely home comprises; entrance porch, hall, lounge, kitchen/dining room, three bedrooms and a bathroom. Externally this property boasts a gated driveway to front with laid to lawn gardens to front and rear. Situated close to local amenities, good schools and transport links this property would suit a growing family! 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. Radiator. Stairs to first floor.

Lounge 14' 1" x 13' 4" (4.29m x 4.06m) UPVC double glazed window to front aspect. Radiator. Wood burning stove. Radiator. Laminate flooring.

Kitchen 17' 6" x 9' 4" (5.33m x 2.84m) A range of wall and base units with stainlesss steel sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washer. Wall mounted boiler. Under-stairs storage. Two ceiling wall lights. Radiator. UPVC double glazed window and door to rear aspect.

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

Bedroom 1 12' 9" x 8' 9" (3.88m x 2.66m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 2 10' 4" x 9' 6" (3.15m x 2.89m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 3 9' 4" x 8' 5" (2.84m x 2.56m) UPVC double glazed window to rear aspect. Radiator.

Bathroom Twin grip panelled bath with thermostatic shower over. Low flush wc, pedestal wash hand basin. Wall tiling. Chrome effect towel radiator. UPVC double glazed window to side aspect. Extractor fan. Ceiling light point.

Externally Gated driveway to the front with laid to lawn garden to the front and rear.

Price £220,000

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 A rated which is at an approximate annual cost of £1,526 (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 this family home is in a position which is regarded as having a "No" 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"

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