



**NEWARK AVENUE, RADCLIFFE, M26 3TX**



- Stunning Detached Family Home
- Four Bedrooms
- Four Reception Rooms
- Shower Room, Ensuite & Guest
- Integral Double Garage
- Beautiful Landscaped Gardens
- Driveway Parking
- Sought After Location



**£495,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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This is an immaculate four bedroom detached family home which has been well maintained and superbly presented by the current owners. The attention to detail and style contained within can only be truly appreciated by internal inspection which is certain to impress. The elegant accommodation briefly comprises: entrance hall with stairs leading off to the landing; lounge; dining room; study; conservatory; fitted kitchen with utility room; guest WC. To the first floor there are four good sized bedrooms, two of which are fitted and the master having an ensuite. The family shower room can also be found on this level. Located on a modern development of similar styled executive housing, this property is certain to command a great deal of interest and early viewing is therefore advised. There is a virtual viewing video available whilst personal viewings 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** Double glazed door to the front elevation. Wooden floor. Stairs lead off to the first floor landing. Radiator.

**Lounge** 14' 9" x 14' 5" (4.5m x 4.4m) Sliding patio doors to the rear elevation leading into the conservatory. Feature fireplace with electric fire and sandstone surround. Radiator. Twin wooden doors leading into the dining room.

**Dining Room** 13' 5" x 8' 2" (4.1m x 2.5m) Two double glazed windows to the rear elevation. Radiator. Door through to the kitchen.

**Kitchen** 11' 6" x 10' 2" (3.5m x 3.1m) Double glazed window to the side elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Soft close doors. Inset sink and drainer. Matching breakfast bar. Neff appliances including hob and oven. Plumbed for dishwasher. Integrated fridge.

**Utility room** Double glazed door to the side elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Central heating boiler. Plumbed for washing machine. Tiled floor. Door through to the integral garage.

**Study** 8' 10" x 4' 11" (2.7m x 1.5m) Double glazed window to the front elevation. Wooden floor to match the hall. Radiator.

**Conservatory** 12' 6" x 11' 10" (3.8m x 3.6m) Sliding patio doors lead off the lounge into the conservatory. Double glazed windows to 5 elevations. Double glazed French doors to the side elevation allowing access to the rear garden. Tiled floor. Electric heater. Ceiling light point and fan.

**Guest WC** Double glazed window to the side elevation. Two piece suite comprising vanity sink and WC. Tile floor and elevations. Radiator.

**First Floor Landing** Stairs lead off the hall to the first floor landing.

**Bedroom 1** 13' 1" x 11' 2" (4.0m x 3.4m) Double glazed box bay window to the front elevation. Fitted wardrobes. Radiator.

**En-suite** 6' 7" x 4' 11" (2.0m x 1.5m) Double glazed window to the front elevation. Three piece suite comprising shower cubicle, vanity sink and wash handbasin. Heated towel rail.

**Bedroom 2** 11' 6" x 8' 10" (3.5m x 2.7m) Double glazed window to the rear elevation. Radiator.

**Bedroom 3** 11' 2" x 9' 10" (3.4m x 3.0m) Double glazed window to the front elevation. Fitted wardrobes. Radiator.

**Bedroom 4** 8' 10" x 6' 11" (2.7m x 2.1m) Glazed window to the rear elevation.

**Shower Room** 9' 6" x 5' 3" (2.9m x 1.6m) Double glazed window to the rear elevation. Walk-in shower, vanity sink unit with WC. Heated towel rail. Tiled floor. Tiled elevations.

**Integral Garage** 16' 9" x 16' 5" (5.1m x 5.0m) Two double glazed windows to the side elevation. Remote controlled electric roller shutter garage door. Storage to loft space. Power and lighting.

**Externally** The front of the property has ample driveway parking, having tarmac drive leading to the garage with a block paved driveway to the side leading around to the rear and past planted shrub borders. The rear garden has been beautifully landscaped and enjoys a paved patio area with path leading past neat lawns with planted borders and onto a further patio with a shed. Fence enclosed.

**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 E rated which is at an approximate annual cost of £2,951 (at the time of writing).

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