



16 WINSTON CLOSE, RADCLIFFE, M26 4WS



- Four Bedroom Semi Detached
- Extended
- Two Reception Rooms
- Modern Fitted Kitchen
- Large Bathroom
- Driveway
- Landscaped Rear Garden
- Early Viewing Advised



£325,000

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Cardwells estate agents are delighted to bring to market this extended four bedroom semi detached home! Offering sizeable and versatile family living accommodation this well presented home comprises; entrance hallway, lounge, large open plan breakfast kitchen and dining room, 2nd reception room, four bedrooms and a family bathroom. Externally this property boasts a driveway to the front with a beautiful landscaped rear garden! Situated close to local amenities, good schools, the local Tram station and local access routes into Bury and Radcliffe this really is an ideal family home! Internal viewing is highly advised to appreciate all that this home has to 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:

Hallway Storage cupboard. Radiator. Ceiling light point. Stairs to first floor.

Lounge 17' 2" x 11' 8" (5.23m x 3.55m) UPVC double glazed window to front aspect. Ceiling light point. Radiator.

Dining Area 8' 5" x 7' 0" (2.56m x 2.13m) UPVC double glazed window to rear aspect. Hardwood door to rear garden. Ceiling light point. Radiator. Open plan to kitchen.

Breakfast Kitchen 17' 8" x 8' 3" (5.38m x 2.51m) A range of modern wall and base units with inset Belfast sink and complementing work surfaces. Double electric oven, gas hob with extractor hood. Integrated fridge freezer, washing machine and dishwasher. Breakfast bar. UPVC double glazed window and patio doors to rear aspect. Radiator. Two Ceiling light points.

2nd Reception Room 17' 2" x 7' 2" (5.23m x 2.18m) UPVC double glazed window and door to front aspect. Radiator. Three ceiling light points. Radiator.

First Floor Landing

Family Bathroom 15' 1" x 8' 2" (4.59m x 2.49m) Panelled shower bath with overhead thermostatic shower with rainfall attachment. Pedestal wash hand basin. Low flush wc. Wall and floor tiling. Radiator. Two ceiling light points. Two UPVC double glazed windows to front aspect.

Bedroom 1 11' 0" x 10' 8" (3.35m x 3.25m) Fitted wardrobes. UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 2 15' 1" x 8' 2" (4.59m x 2.49m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 3 9' 8" x 9' 8" (2.94m x 2.94m) UPVC double glazed window to rear aspect. Radiator.

Bedroom 4 8' 9" x 8' 9" (2.66m x 2.66m) UPVC double glazed window to rear aspect. Radiator, ceiling light point.

Externally to the front a paved driveway for numerous cars. To the rear a laid to lawn gardens to with block paved patio area and pergola. Raised patio area and planted borders. Free standing shed and brick built BBQ.

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.

Viewing 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

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 £1,610 (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"

