



Independent Estate Agents  
**Cardwells** Est. 1982

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

**ETON HILL ROAD, RADCLIFFE, M26 2YG**



- Two Bedrooms
- Ideal First Time Buy
- Gas Central Heating
- Rear Yard
- Close to Local Amenities
- Early Viewing Advised
- Well Presented
- Close to Transport Network



**£135,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
 14 Market St, Bury, BL9 0AJ  
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 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells estate agents are delighted to bring to market this ideal first time buy! Boasting newly fitted windows and front door this lovely home is warmed by gas central heating and comprises; entrance vestibule, lounge, kitchen/diner, two bedrooms and a bathroom. Externally this property is garden fronted with a great sized rear paved yard. Situated close to local amenities, good schools and fantastic transport links. 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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Vestibule** Door to lounge.

**Lounge** 14' 7" x 13' 5" (4.44m x 4.09m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Kitchen/Diner** 13' 5" x 10' 9" (4.09m x 3.27m) UPVC double glazed window and door to rear aspect. Radiator. Stairs to first floor. Ceiling light point. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven. Wall mounted boiler. Plumbed for washing machine. Space for fridge freezer.

### **First Floor Landing**

**Bathroom** 10' 10" x 4' 6" (3.30m x 1.37m) UPVC double glazed window to rear aspect. Radiator. Panelled bath. Low flush wc. Pedestal wash hand basin. Wall tiling. Over stairs storage cupboard. Ceiling light point.

**Bedroom 1** 13' 5" x 11' 2" (4.09m x 3.40m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom 2** 8' 8" x 7' 9" (2.64m x 2.36m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Externally** Gated front garden with an enclosed rear paved garden.

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 150 year term which started on 8th October 1974, meaning that there are 948 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.

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**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).

**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 "No" risk of flooding.

**Thinking of Selling** If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email:

[bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you.

**Arranging a Mortgage** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://www.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 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"

