

**BOLTON ROAD, RADCLIFFE, M26**



- Two Good Sized Bedrooms
- Downstairs Shower Room
- Extended To Rear
- Garage
- Parking To Rear
- No Onward Chain!
- Close To Transport Links
- Ideal First Time Buy!



**£130,000**

**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, BL1 0AJ  
T: 0161 761 1215  
E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [lettings@cardwells.co.uk](mailto: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 pleased to offer for sale this extended two bedroom mid terraced home. Conveniently located close to fantastic transport links, local amenities and the Tram station this property is offered with No onward chain and comprises; lounge, dining room, kitchen, downstairs shower room and two double bedrooms. Externally this property is garden fronted with a good sized rear garden with garage and parking to the rear! Warmed by gas central heating and double glazing. Internal and early viewing is highly advised. 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:**

**Lounge** 13' 8" x 12' 9" (4.16m x 3.88m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Laminate flooring.

**Dining Room** 14' 0" x 7' 6" (4.26m x 2.28m) Open plan to the kitchen. Radiator. Ceiling light point. Laminate flooring.

**Kitchen** 11' 7" x 5' 8" (3.53m x 1.73m) A range of wall and base units with stainless steel sink and drainer. Space for cooker. Radiator. Ceiling light point. Tiled flooring. UPVC double glazed window and door to rear aspect.

**Downstairs Shower Room** 9' 5" x 4' 9" (2.87m x 1.45m) Recently renovated wet room providing accessibility. Low flush wc. Wall hung wash hand basin. Thermostatic shower with tiled walls and wet room floor. UPVC double glazed window to rear aspect. Ceiling light point. Radiator.

**Bedroom 1** 13' 9" x 13' 9" (4.19m x 4.19m) UPVC double glazed window to front aspect. Storage cupboard. Radiator. Ceiling light point.

**Bedroom 2** 14' 0" x 7' 4" (4.26m x 2.23m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Wall mounted boiler.

**Externally** Garden fronted with an enclosed rear paved garden with a storage shed and detached garage. Space for parking.

**Viewings** 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)

**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).

**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 29th September 1876, meaning that there are 850 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is set not set within a conservation area.

**Flood Risk** Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area.

**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 Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bolton 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 Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

