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**RIVERSIDE DRIVE, RADCLIFFE, M26 1HU**



- Semi detached home
- Three bedrooms
- Lounge and kitchen/diner
- Shower room
- Driveway parking
- Recently fitted double glazed porch
- Low maintenance front and rear gardens
- Close to local amenities and commuter routes



**£200,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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 Est. 1982





Located within the ever popular area of Stoneclough, Radcliffe is this good sized semi detached family home. The area is served by many local amenities and is perfect for the commuter with Kearsley train station and the M60 motorway within close proximity. The property comprises a recently fitted double glazed porch which leads into the lounge. From the lounge you enter a good sized kitchen/diner which gives access to the spacious garden at the rear. The first floor has three bedrooms, two double bedrooms, and a shower room. Externally there is driveway parking and a low maintenance garden to the front. The rear of the property has a good sized low maintenance garden with artificial lawn, which overlooks trees to the rear. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

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

**Porch:** Double glazed.

**Lounge:** 15' 0" x 14' 2" (4.58m x 4.32m) Ceiling light point, double glazed window to the front, living flame gas fire and surround, radiator.

**Kitchen/diner:** 15' 1" x 11' 7" (4.60m x 3.53m) Double glazed window and door to the rear, radiator, range of fitted wall and base units with extractor fan, ceiling light point, integrated gas hob, electric oven, space for a washing machine and fridge/freezer.

**Landing:** Ceiling light point, loft access, radiator, storage cupboard.

**Bedroom 1:** 12' 2" x 8' 8" (3.70m x 2.64m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes.

**Bedroom 2:** 10' 9" x 8' 8" (3.28m x 2.64m) Ceiling light point, double glazed window overlooking the garden to the rear, radiator.

**Bedroom 3:** 8' 2" x 6' 3" (2.49m x 1.90m) Ceiling light point, double glazed window to the front, radiator.

**Shower room:** 6' 3" x 6' 2" (1.91m x 1.87m) Double glazed window to the rear, radiator, three piece suite incorporating a wc, wash hand basin, walk in shower cubicle, ceiling light point.

**Externally:** To the front of the property there is a driveway parking and a low maintenance garden. The rear of the property has a good sized low maintenance garden with artificial lawn, which overlooks trees to the rear.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

**Tenure:** Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

**Council Tax:** Cardwells estate agents Bolton research shows the property is band B annual charges of £1670.

**Flood Risk:** Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

**Conservation area:** Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

**Thinking of selling or letting:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton 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 (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@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. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**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 Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

