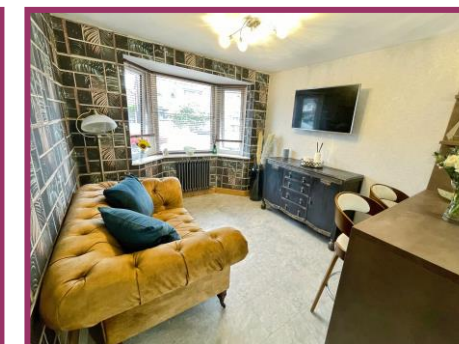


CLOUGH FOLD, RADCLIFFE, M26 1GZ



- Stylish detached family home
- Four Fitted bedrooms
- Fitted kitchen with snug
- Lounge and conservatory
- Guest WC, en-suite and family bathroom
- Driveway parking
- Low maintenance garden
- Popular location



Offers in the Region Of £410,000

BOLTON

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BURY

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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.



This is a superbly presented, very stylish, four bedroom family home which requires viewing to fully appreciate the size and standard of the accommodation which currently comprises entrance hall, guest WC, lounge, modern fitted kitchen with snug area, conservatory, four fitted bedrooms, en-suite family bathroom, guest WC and modern three-piece family bathroom. Located on a well regarded development of similar executive housing and having excellent access to the main road network as well as wide ranging amenities. This property is certain to attract a great deal of attention and early viewing is advised. In the first instance, we have produced a virtual viewing video and physical viewings can be arranged via our Bolton office by calling (01204) 381281, email bolton@cardwells.co.uk or online at Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: 6' 3" x 2' 11" (1.9m x .9m) Composite door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Door through to the guest WC.

Guest WC: 7' 7" x 2' 11" (2.3m x .9m) Double glazed window to the front. Two piece suite comprising hand wash basin and close coupled WC. Chrome heated towel rail. Tiled floor.

Lounge: 13' 9" x 12' 10" (4.2m x 3.9m) Double glazed sliding patio doors to the rear elevation leading into the conservatory. Living flame gas fire in wood and marble surround. Contemporary radiator.

Kitchen: 16' 9" x 9' 6" (5.1m x 2.9m) Double glazed French doors to the rear elevation. Modern range of base units with complementary work surfaces and matching wall mounted cabinet. "Neff" ceramic hob and extractor. Twin "Neff" ovens. Space and plumbing for American style fridge freezer. Integrated dishwasher. Space and plumbing for washing machine. Contrasting breakfast bar room divider. Opens onto the snug.

Snug: 8' 10" x 9' 2" (2.69m x 2.8m) Double glazed bay window to the front. Radiator. Wall mounted TV point.

Conservatory: 11' 2" x 8' 10" (3.4m x 2.7m) Double glazed windows. Laminate floor. Radiator. French doors leading to the garden.

First floor landing: Stairs lead off the hall to the first floor landing. Loft access with pull down ladder leading to roof space. Airing cupboard.

Bedroom One: 13' 9" x 9' 10" (4.2m x 3.0m) Double glazed window to the front. Fitted wardrobes. Radiator.

En-Suite: 6' 3" x 5' 9" (1.9m x 1.76m) Double glazed window to the front elevation. Three piece suite comprising shower cubicle, vanity sink and close coupled WC. Chrome heated towel rail.

Bedroom Two: 11' 2" x 9' 2" (3.4m x 2.8m) Double glazed window to the rear elevation. Built in wardrobes. Radiator.

Bedroom Three: 7' 10" x 10' 10" (2.4m x 3.3m) Double glazed window to the rear elevation. Built in wardrobes.

Bedroom Four: 14' 1" x 7' 10" (4.3m x 2.4m) Double glazed window to the front elevation. Built wardrobes.

Bathroom: 6' 3" x 5' 11" (1.9m x 1.8m) Double glazed window to the rear elevation. Modern three-piece suite comprising vanity sink with storage, close coupled WC and bath with shower and screen over. Tiled floor. Radiator.

Externally: The front of the property has a resin driveway providing off-road parking for up to 3 vehicles. The rear enjoys a good sized, fence enclosed garden with paved patio and path leading around the artificial grass lawn.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 acres.

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

Council Tax: Cardwells estate agents Bolton research shows the property is band D annual charges of £2,267

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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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 or visit: 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 or visiting: 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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 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

