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RIVERSIDE DRIVE, RADCLIFFE, M26 1HU



- Impressive semi detached house
- Generous plot, cul-de-sac position
- Very well presented & spacious
- Contemporary & quality interior
- Open plan kitchen dining room
- Professionally landscaped gardens
- 3 bedrooms, lounge & family room
- Newly fitted smart shower room



£325,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells are pleased to offer for sale this stunning semi detached house. The property is tucked away in a cul-de-sac on a generous corner plot position. Step inside and you will find an impressive spacious interior, with quality fixtures and fittings. The property has three bedrooms and has been extended on the ground floor, creating a wonderful family room to the rear. Outside there is a superb landscaped garden to the rear, and a feature block paved driveway and lighting to the front and side. Riverside Drive is close to the village centre and Kearsley train station, with easy access to the motorway network. Viewing is highly recommended to fully appreciate this impressive family home, through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch: UPVC double glazed entrance porch with tiled floor with underfloor electric heating, inset spotlights to the ceiling.

Lounge: 12' 3" x 15' 0" (3.73m x 4.57m) UPVC double glazed window to the front aspect, radiator below, feature fireplace incorporating an electric fire, oak staircase to the landing, coving to the ceiling, oak framed doors open to, Open plan kitchen dining room:

Kitchen & Dining Area: 11' 6" x 14' 10" (3.50m x 4.52m) UPVC double glazed door and a UPVC double glazed window to the rear aspect, contemporary fitted wall and base units with granite work surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, four ring gas burner hob with a concealed extractor hood above, 2 built-in Neff ovens, integrated AEG dishwasher, built-in Bosch fridge freezer, open storage space, radiator, inset spotlights to the ceiling.

Dining Area: Radiator, inset spotlights to the ceiling, UPVC double glazed door leading to:

Family Room: 11' 2" x 14' 8" (3.40m x 4.47m) 2 UPVC double glazed windows incorporating blinds, two double glazed electronically operated velux windows, radiator.

Landing: UPVC frosted double glazed window to the side aspect, radiator, built-in storage cupboard, access to the loft, coving to the ceiling.

Bedroom One: 12' 10" x 8' 5" (3.91m x 2.56m) UPVC double glazed window to the front aspect, radiator below, modern fitted wardrobes with overhead storage cupboards, matching drawers and a dressing table unit.

Bedroom Two: 9' 0" x 8' 5" (2.74m x 2.56m) UPVC double glazed window to the rear aspect radiator below, fitted wardrobes, coving to the ceiling.

Bedroom Three: 8' 2" x 6' 4" (2.49m x 1.93m) UPVC double glazed window to the front aspect, radiator below, fitted wardrobe with overhead storage cupboards, coving to ceiling.

Shower Room: 6' 0" x 6' 0" (1.83m x 1.83m) UPVC frosted double glazed window to the rear aspect, contemporary suite comprising, double width shower cubicle, Aqualisa smart shower, radiator, close coupled WC, wash hand basin with mixer tap, automatic sensor lighting, tiling to the walls.

Outside: There are landscape gardens and a block paved driveway incorporating lighting to the front. The driveway provides ample off street parking for several vehicles leading along the side elevation. The rear garden is professionally landscaped, with porcelain tiled patio areas and a block paved pathway, intersects a laid to lawn area. There are raised plant beds and a gate gives access along the side elevation.

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 B annual charges of £1763

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a medium 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.

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

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