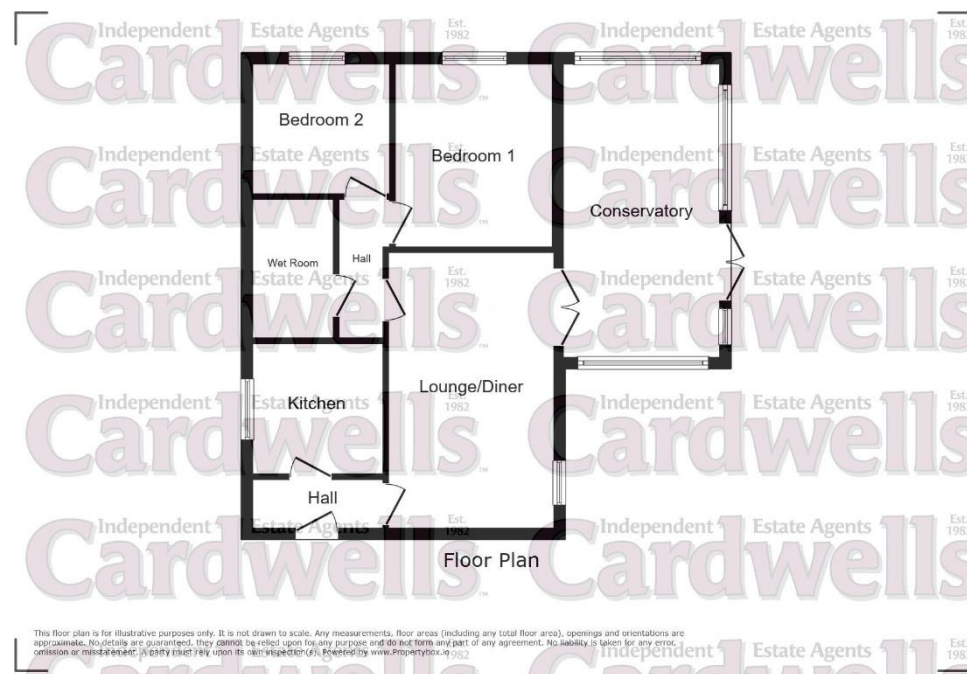




Independent Estate Agents
Cardwells
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FERNSIDE, RADCLIFFE, M26 1EQ



- No onward chain
- Semi detached bungalow
- Two bedrooms
- Large conservatory
- Good sized gardens
- Driveway/carport parking
- Quiet cul-de-sac position
- Close to amenities and commuter routes



£210,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

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E: bolton@cardwells.co.uk

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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.

Independent Estate Agents
Cardwells
Est. 1982



Located within a quiet cul-de-sac is this well presented bungalow which is offered for sale with NO ONWARD CHAIN. The property is located within a popular estate which is close to local amenities and also a short drive from the M60 motorway network and a brisk walk to Kearsley train station. Internally the property comprises an entrance hallway, kitchen, lounge/dining room, large conservatory, two bedrooms and a wet room. Externally there is driveway and carport parking to the front of the property. To the rear of the property there is a good sized flagged patio area with a gate which leads to the carport and parking. There are gardens to the rear and the side with well kept lawns, mature flower beds and borders and a further flat patio area to the rear with additional lawn and borders. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Ceiling light point, radiator, storage cupboard.

Kitchen: 8' 2" x 7' 11" (2.50m x 2.41m) Double glazed window to the side, range fitted wall and base units with integrated extractor fan, gas hob, electric oven, stainless steel sink with mixer tap and drainer, space for a washing machine, fridge, tiled floor with splashback to the kitchen walls, ceiling light point.

Lounge/diner: 16' 8" x 9' 7" (5.09m x 2.93m) Ceiling light point, double glazed window to the side, radiator, gas fire feature surround, double glazed French doors leading to the conservatory.

Conservatory: 17' 9" x 9' 6" (5.42m x 2.89m) Downlights, radiator, wall lamps, double glazed windows, double glazed French doors leading to the rear garden, tiled floor.

Inner Hallway: Loft access, storage cupboard, ceiling light point.

Bedroom One: 11' 1" x 9' 6" (3.38m x 2.90m) Ceiling light point, radiator, fitted wardrobes, double glazed window.

Bedroom Two: 8' 4" x 7' 10" (2.53m x 2.40m) Radiator, double glazed window, ceiling light point.

Wet Room: 8' 5" x 4' 11" (2.56m x 1.49m) Ceiling light point, WC, wash hand basin, electric shower, wall mounted vertical ladder radiator, extractor fan, tiled walls.

Externally: To the front of the property there is driveway and carport parking. To the rear of the property there is a good sized flagged patio area with a gate which leads to the carport and parking. There are gardens to the rear and the side with well kept lawns, mature flower beds and borders and a further flat patio area to the rear with additional lawn and borders.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.09 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

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

