

TIPTON CLOSE, RADCLIFFE, M26 3WZ



- No Onward Chain
- Semi Detached Bungalow
- One Bedroom
- Gardens to Front & Rear
- Concrete Imprinted Drive & Garage
- Needs Some Updating
- Gas C/H & Double Glazing
- Must be Viewed



OIRO £150,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Situated upon a quiet cul-de-sac within Radcliffe is this well loved semi detached bungalow which is offered for sale with no onward chain. The property would ideally suit someone who is downsizing from a family home and comprises a porch which leads straight into the lounge, inner hallways with doors leading to the kitchen, bathroom and bedroom. Externally there is a lawned garden at the front of the property with a concrete imprinted drive which leads to the detached garage and at the rear of the property the concrete imprinted driveway continues to become a patio area with a lawned garden and steps leading to a shed and seating area. For further information and to book a viewing contact Cardwells Estate Agents Bury 01617611215 email bury@cardwells.co.uk or visit cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch Ceiling light point, double glazing window to the side, radiator.

Lounge 13' 0" x 8' 11" (3.96m x 2.72m) Ceiling light point, double glazed window to the front, radiator.

Kitchen 9' 9" x 4' 11" (2.96m x 1.50m) Ceiling light point, double glazed window to the side, fitted wall and base units with space for electric cooker, dishwasher, washing machine, stainless steel sink with drainer, tiled splashback to the walls, laminate effect flooring.

Inner Hallway Ceiling light point, storage cupboard, loft access, radiator.

Bathroom 9' 8" x 4' 9" (2.95m x 1.45m) Ceiling light point, radiator, double glazed window to the side, wc, pedestal sink, panelled bath with electric shower over, laminate effect flooring, tiled splashback the the walls.

Bedroom 13' 0" x 7' 3" (3.95m x 2.20m) Ceiling light point, double glazed window to the rear, double glazed door to the rear, radiator.

Externally To the front of the property there is a lawned garden with a concrete imprinted drive which leads to the detached garage. At the rear of the property the concrete imprinted driveway continues to become a patio area with a lawned garden and steps leading to a shed and seating area.

Price OIRO £150,000

Viewing 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 or visiting: www.Cardwells.co.uk

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. We encourage all interested parties to seek clarification of this from their solicitor.

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 £1,382 (at the time of writing).

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

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding.

Thinking of Selling If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury 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 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

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 Bury on 0161 761 1215, emailing: bury@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 Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury 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 Bury 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"

