



Independent Estate Agents
Cardwells Est. 1982

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OUTWOOD ROAD, RADCLIFFE, M26 1AG



- Semi Detached Property
- Three Bedrooms
- En-suite Wet Room
- Ground Floor Cloaks
- Modern Bathroom
- Modern Fitted Kitchen-Diner
- Driveway
- Open Aspects to Rear



O/O £300,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate agents in Bury are delighted to bring to market this beautifully presented three bedroom semi detached home. Boasting a modern Fitted Kitchen with quartz worktops, modern Bathroom, En suite and Downstairs WC to name a few! Situated close to local amenities and transport links this really is the ideal family home! Briefly comprising of; entrance hallway, Downstairs WC, Lounge, modern open plan Kitchen/ Dining Room, Three Bedrooms (master en suite) and a family bathroom. Externally this property boasts a driveway to the front with a great sized rear garden with open aspects! 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway uPVC double glazed window to front aspect. Tiled floor, radiator, ceiling light point. Stairs to first floor.

Guest Cloaks Low flush wc, wash hand basin. Tiled floor, radiator, UPVC double glazed window. Ceiling light point.

Lounge 23' 3" x 10' 9" (7.08m x 3.27m) uPVC double glazed bay window to front aspect. Two radiators. Ceiling light point. Double doors to dining kitchen.

Kitchen/Diner 17' 6" x 10' 6" (5.33m x 3.20m) Modern fitted kitchen with wall and base units, complementing quartz work tops, sink and drainer with instant boiling water tap, integrated washing machine, dryer and wine cooler. Space for large fridge freezer. UPVC double glazed window and patio door to rear aspect. Radiator. Spot lighting.

First Floor Landing Great space for a possible use of a computer desk.

Master bedroom 11' 2" x 10' 5" (3.40m x 3.17m) uPVC double glazed patio doors to rear aspect. Radiator. Ceiling light point. Door to en suite.

En-suite Fully wall and floor tiled creating a wet room. Overhead waterfall shower. Two double glazed windows. Basin. Chrome effect towel radiator. Ceiling light point.

Bedroom 2 11' 8" x 11' 1" (3.55m x 3.38m) uPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 3 9' 9" x 7' 8" (2.97m x 2.34m) uPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Family Bathroom Fully wall and floor tiled. Jacuzzi bath. Wash hand basin. Low flush wc. Two UPVC double glazed windows to side aspect. Chrome effect towel radiator.

Externally Paved driveway for numerous cars to the front. To the rear a laid to lawn garden with open aspects.

Price O/O £300,000

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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 B rated which is at an approximate annual cost of £1,786 (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.

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"

