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COUNTESS LANE, RADCLIFFE, M26 3WF



- Detached True Bungalow
- Two Bedrooms
- Two Receptions & Conservatory
- Fitted Kitchen
- 4 Piece Bathroom & Dressing Area
- Sizeable Well Tended Plot
- Drive leads to Detached Garage
- Sought After Location



£280,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281 E: bolton@cardwells.co.uk

LETTINGS & MANAGEMENT

E: lettings@cardwells.co.uk

T: 01204 381 281

BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215 E: bury@cardwells.co.uk

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. C W Pearson.

This sizeable two bedroomed detached true bungalow is located in a popular consistently popular area and sits on a good size plot with gardens to three sides and pathway to the fourth. The accommodation has been extended over the years and now comprises reception hallway/snug, L-shaped hall, two bedrooms, good sized lounge, fitted kitchen, large conservatory to the rear and a bathroom with separate dressing area. Externally the property enjoys good size gardens to three sides with paved patio areas and lawns. There is ample driveway parking leading to the detached garage. Properties of this size rarely come onto the market and therefore early viewing is advised which initially should be via our virtual viewing video and then in person arranged by a member of our Bury office team.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hall 10' 2" x 10' 0" (3.10m x 3.05m) Double glazed door to the front elevation leading into the reception hall/snug. Radiator. Glazed door into the hall.

Hallway 10' 9" x 10' 6" (3.28m x 3.20m) L shaped hall. Loft access with pulldown ladder leading to boarded roof space. Two times radiators.

Lounge 18' 4" x 11' 6" (5.60m x 3.51m) Double glazed window to the side elevation. Double glazed French doors to the rear leading into the conservatory. Radiator.

Kitchen 10' 5" x 10' 0" (3.18m x 3.06m) Double glazed window to the side elevation. Door to the rear leading into the conservatory. Range of base units with contrasting worksurfaces and matching wall mounted cabinets. In set 1 1/2 bowl sink and drainer. Electric hob oven and extractor hood. Plumbed for washing machine. Tiled floor. Radiator.

Conservatory 20' 8" x 10' 6" (6.30m x 3.20m) Double glazed door and windows to the side elevation with double glazed windows to the rear overlooking of the garden. Two radiators. Electric ceiling fan.

Bedroom 1 13' 2" x 11' 6" (4.01m x 3.51m) Double glazed window to the front elevation. Radiator.

Bedroom 2 9' 11" x 9' 9" (3.01m x 2.97m) Double glazed window to the front elevation. Radiator.

Bathroom/Dressing Room 9' 9" x 7' 11" (2.98m x 2.42m) Double glazed window to the side elevation. Dressing room 1.71 m x 1.61 m radiator. Opens onto the bathroom. Double glazed window to the rear elevation, four piece suite comprising corner shower cubicle, bath, pedestal wash hand basin and dual flush WC. Tiled elevations.

Externally There are gardens to 4 sides and driveway parking leading to the detached garage. The front has twin lawns with shrub borders and paved path leading around the side to the good sized garden laid mainly to lawn which is fence enclosed.

Price £280,000

Viewing Your personal inspection is highly recommended and can be arranged via an advanced appointment with Cardwells Estate Agents Bury on 01617611215 or via email; bury@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)



Please note: all viewings are by appointment only through our BURY Office