



- Detached Family Home
- Four Bedrooms
- Converted Garage
- Driveway Parking
- Modern Ensuite & Bathroom
- Generous Rear Garden
- Ideal Family Home
- Internal Viewing Advised



£420,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents in Bury are delighted to bring this spacious four-bedroom detached family home. Offering substantial living accommodation this family home is conveniently located to local amenities Radcliffe tram station and Radcliffe Town Centre. Boasting a generous driveway and great sized gardens this really is an ideal family home. Comprising of; Entrance Hallway, lounge, dining room, breakfast kitchen, utility room, downstairs wc and a converted garage to the ground floor. To the first floor there are four bedrooms with a newly fitted en suite to the master and a newly fitted family bathroom. Externally this property boasts a generous driveway leading to an integral garage with well-maintained gardens to the front and rear. 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 Stairs to first floor, radiator, ceiling light point.

Guest Cloaks Low flush wc, wash hand basin. Radiator. Ceiling light point.

Family Room/Garage Conversion 15' 7" x 7' 8" (4.75m x 2.34m) uPVC double glazed window to front aspect. Radiator. Ceiling light point. Door to garage.

Lounge 18' 0" x 11' 2" (5.48m x 3.40m) uPVC double glazed window to front aspect. Feature fire and surround. Radiator. Double doors leading to dining room. Ceiling light point.

Dining Room 11' 1" x 9' 8" (3.38m x 2.94m) uPVC sliding patio door to rear aspect. Radiator. Ceiling light point.

Kitchen 14' 3" x 9' 8" (4.34m x 2.94m) A range of wall and base units with stainless steel sink and drainer. Gas hob, double electric oven and extractor hood. Space for fridge freezer and dishwasher. Two uPVC double glazed windows to rear aspect. Radiator. Ceiling light point

Utility room 5' 7" x 4' 9" (1.70m x 1.45m) Base unit with stainless steel sink and drainer. Plumbed for washing machine. Radiator. Ceiling light point. Door to side aspect.

First Floor Landing

Bedroom 1 17' 5" x 10' 6" (5.30m x 3.20m) Two uPVC double glazed windows to the front aspect. Fitted wardrobes. Radiator. Ceiling light point.

En-suite Shower tray with overhead shower. Inset wash hand basin and low flush wc. Chrome effect towel radiator. uPVC double glazed window to front aspect. Spotlighting.

Bedroom 2 12' 1" x 9' 8" (3.68m x 2.94m) uPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 3 9' 0" x 8' 3" (2.74m x 2.51m) uPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 4 9' 0" x 7' 5" (2.74m x 2.26m) uPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bathroom Panelled bath, inset sink and low flush wc. UPVC double glazed window to side aspect. Chrome effect towel radiator. Spotlighting.

Externally Well maintained gardens to the front and rear with a driveway leading to an integral garage to the front.

Price £420,000

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 999 year term which started on 24th June 1991, meaning that there are 966 years remaining. Our clients advise us that leasehold charge is £25.00 per annum. 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 E rated which is at an approximate annual cost of £2,797 (at the time of writing).

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"

