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FERNSIDE, RADCLIFFE, M26 1EQ



- Four/Five Bed Detached
- Well Presented Accommodation
- Three/Four Reception Rooms
- Fitted Breakfast Kitchen
- En suite & Family Bathroom
- Driveway Parking to Front
- Gardens to Front & Rear
- Viewing Highly Recommended



£399,950

BOLTON

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BURY

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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.



This lovely four bedroom detached property is very well presented and has been extended by way of an Orangery to create very flexible and comfortable accommodation. The current accommodation offers flexibility having had the garage converted into an additional room which has many uses including ground floor bedroom or study/playroom. Briefly comprising entrance hallway, guest WC, lounge, dining room, orangery style conservatory, fitted breakfast kitchen, study/playroom, master bedroom with ensuite, three further double bedrooms and a family shower room with modern fittings installed approximately three years ago. Externally the property enjoys neat garden areas to both front and rear with block pave driving to the front. The rear garden has been landscaped and is, designed to be low maintenance having flagged patio and seating areas artificial grass lawn. A lovely property well worth 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway Double glazed door to the front elevation. Laminate floor. Stairs lead off the hall to the first floor landing. Under stairs store.

Lounge 17' 2" x 10' 4" (5.22m x 3.14m) Double glazed bay window to the front elevation. Radiator. Electric fire in wood and marble surround. Radiator. Opens onto the dining room.

Dining Room 10' 7" x 8' 8" (3.22m x 2.64m) Double glazed French doors to the rear elevation leading into the conservatory. Radiator.

Conservatory 12' 4" x 11' 5" (3.77m x 3.49m) Orangery style room. Double glazed windows to two elevations with double glazed French doors to the side. Electric radiator.

Ground Floor Bedroom/Study 15' 2" x 7' 8" (4.62m x 2.33m) Double glazed window to the front elevation. Radiator.

Breakfast Kitchen 15' 1" x 12' 1" (4.60m x 3.68m) Double glazed window and door to the rear elevation. Range of base units with contrasting work surfaces and island with matching wall mounted cabinets. Four burner gas hob. Electric oven. Integrated dishwasher, washing machine and dryer. Space for American style fridge freezer. Inset sink and drainer. Wall mounted TV point. Recessed spotlights. Ladder style radiator.

Guest WC Double glazed window to the front elevation. Two piece suite comprising close coupled WC and vanity sink with storage. Chrome heated towel rail. Laminate floor.

First Floor Landing Stairs lead off the hall to the first floor landing.

Bedroom 1 12' 0" x 11' 9" (3.67m x 3.59m) Double glazed window to the front elevation. Range of fitted wardrobes. Laminate floor. Door through to the ensuite.

En-suite Double glazed window to the front elevation. three-piece suite comprising shower cubicle, close coupled WC with vanity sink and storage. Chrome heated towel rail.

Bedroom 2 11' 9" x 10' 2" (3.58m x 3.10m) Double glazed window to the front elevation. Fitted wardrobes. Radiator. Laminate floor.

Bedroom 3 11' 9" x 8' 1" (3.58m x 2.46m) Double glazed window to the rear elevation. Laminate floor. Radiator.

Bedroom 4 10' 4" x 10' 2" (3.15m x 3.11m) Double glazed window to the rear elevation. Laminate floor. Radiator.

Shower Room Double glazed window to the rear elevation. Three piece suite comprising walk-in shower cubicle with drench head and handheld shower, vanity sink, WC. Tiled elevation. Chrome heated towel rail. Tiled floor.

Externally The front of the property has block paved driveway parking leading past neat lawns whilst the rear has a flagged patio area leading onto a raised seating area with artificial grass. Fence enclosed.

Price £399,950

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.

