



Independent Estate Agents
Cardwells
 www.cardwells.co.uk

WENTWORTH CLOSE, RADCLIFFE, M26 3WH



- Four Bedrooms
- Guest Cloaks
- Extended Kitchen
- Detached Garage & Drive
- Large Rear Garden
- Kitchen White goods Included
- Beautifully Presented Throughout
- Internal Viewing Advised



O/O £340,000

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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.



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 Est. 1982

Cardwells estate agents are delighted to bring to market this extended and beautifully presented four bedroom semi detached home. Situated in a cul de sac position and occupying a generous plot with a driveway for numerous cars and large rear garden this property must be viewed to be appreciated! Comprising; Entrance hallway, downstairs wc, lounge, dining room, kitchen, four bedrooms, study and bathroom. Externally this property has a large driveway leading to a detached garage with laid to lawn gardens to the front. To the rear is a fantastic sized laid to lawn garden with porcelain patio area, mature shrubs and raised patio area to rear. Situated close to local amenities including easy access to Radcliffe, Bury and Bolton this conveniently located home must be viewed early to avoid disappointment. 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 Radiator. Ceiling light point. Stairs to first floor.

Downstairs WC Low level wc, wall hung wash hand basin. Radiator. Ceiling light point. UPVC double glazed window to side aspect.

Lounge 16' 0" x 11' 9" (4.87m x 3.58m) UPVC patio doors to rear garden. Feature fire and surround. Radiator. Two wall lights. Ceiling light point.

G/F Bed 2/2nd Reception Room 12' 8" x 10' 4" (3.86m x 3.15m)

Dining Room 10' 3" x 8' 3" (3.12m x 2.51m) UPVC double glazed window to side aspect. Radiator. Ceiling light point. Open plan to kitchen.

Kitchen 10' 0" x 9' 6" (3.05m x 2.89m) A range of contrasting wall and base units with complementing work surfaces. Integrated cooker, fridge, washing machine & dishwasher. Sink and drainer. UPVC double glazed window to side aspect and rear aspect. UPVC double glazed door to rear garden.

G/F Bed 3 9' 9" x 9' 9" (2.97m x 2.97m) UPVC double glazed window to front aspect. Radiator, fitted wardrobes and overhead storage. Ceiling light point.

First Floor Landing Storage cupboard housing water tank.

Bedroom 1 15' 2" x 8' 6" (4.62m x 2.59m) Fitted wardrobes. UPVC double glazed window to front and side aspect. Radiator. Ceiling light point.

Bedroom 2 8' 11" x 5' 2" (2.72m x 1.57m) UPVC double glazed window to front aspect. Fitted wardrobes. Radiator. Ceiling light point.

Study 5' 2" x 4' 7" (1.57m x 1.40m) UPVC double glazed window to rear aspect.

Bathroom UPVC double glazed window to rear aspect. Four piece bathroom suite including panelled bath, shower cubicle, low level wc and wash hand basin with overhead storage. Chrome effect towel radiator. Wall tiled. Spotlighting.

Externally To the front; a block paved driveway leading to a detached garage for numerous cars. Laid to lawn front garden. To the rear; a generous sized laid to lawn garden with porcelain tiled patio area, mature shrubs and plants and raised rear patio area.

Price Offers Over £340,000

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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 26th June 1964, meaning that there are 939 years remaining. Our clients advise us that leasehold charge is £12.00 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 D rated which is at an approximate annual cost of £2,289 (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"

