

**PILKINGTON ROAD, RADCLIFFE. M26 3PF**



- Detached True Bungalow
- Two/Three Bedrooms
- One/Two Reception Rooms
- Fitted Kitchen
- Modern Shower Room
- Gardens & Driveway
- Requires Some Updating
- No Onward Chain Delay



**£225,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<a href="http://www.epc4u.com">www.epc4u.com</a>			

This deceptively spacious 2/3 bedroom detached bungalow is located on Pilkington Road in Radcliffe and offers good transport links and access to wide range of amenities. The accommodation is a little dated and could do with some updating however it does offer the opportunity to personalise and potentially add value. Briefly comprising entrance hall, lounge, dining room/bedroom three, fitted kitchen, Two further bedrooms and a modern shower room. Externally the property enjoys gardens to the front and rear with the rear being of a good size and relatively low maintenance having paved patio area with a detached house. 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 side elevation leading into the L shaped hall. Radiator. Loft access. Two store cupboards.

**Lounge** 18' 5" x 12' 3" (5.62m x 3.74m) Double glazed window to the front and side elevations. Radiator. Living flame gas fire in marble effect surround.

**Dining Room/Bed 3** 10' 2" x 7' 10" (3.1m x 2.4m) Double glazed window to the front elevation. Radiator.

**Kitchen** 10' 6" x 7' 10" (3.2m x 2.4m) Double glazed window and door side elevation. Range of base unit with contrasting work surfaces and matching wall mounted cabinets. Sink and drainer. Four burner gas hob with electric double oven. Space for fridge and freezer. Plumbed for washing machine and dishwasher. Radiator. Central heating boiler.

**Bedroom 1** 11' 1" x 9' 10" (3.39m x 3.0m) Double glazed window to the rear elevation. Radiator. Range of fitted mirror fronted wardrobes.

**Bedroom 2** 9' 10" x 9' 2" (3.0m x 2.79m) Double glazed window to the rear elevation. Radiator.

**Shower Room** Three piece suite comprising glass shower cubicle with shower, low flush wc & wash basin. Tiled walls.

**Externally** The front enjoys a neat lawn with shrub border and inserts. Driveway to the side leading to the rear garden which is low maintenance having paved patio area with raised shrub beds. Detached wooden outhouse/storage.

**Price** £225,000

**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 C rated which is at an approximate annual cost of £2,034 (at the time of writing).

**Flood Risk** Cardwells Estate Agents Bury pre-marketing research indicates that the 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"

