



**4 RINGLEY OLD BROW, RADCLIFFE, M26 1FR**



- Detached Bungalow
- Three Bedrooms (Master Ensuite)
- Open Plan Lounge/Kitchen
- Modernised Throughout
- Gated Driveway
- Large Plot of Land
- Secluded Area
- FREEHOLD



**£575,000**

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring this individually built and freehold three bedroom detached bungalow. Gated and located on a generous plot of land this modern and secluded bungalow must be viewed to fully appreciate. Modernised to a very high standard this property is 'Turn key' ready and offered with no onward chain! briefly comprising; entrance hall, large open plan lounge and modern fitted kitchen, three bedrooms, bathroom and en suite! Externally this property boasts a large gated driveway to the front with generous gardens to the front and side. 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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Open Plan Lounge/Kitchen** 34' 5" x 11' 4" (10.48m x 3.45m) A range of modern high gloss wall and base units with complementing work surfaces. double electric oven, gas hob, extractor hood. Integrated dishwasher, fridge freezer and washing machine. Wall mounted combi boiler. Spotlighting. Three double glazed window to front, side aspects. Two radiators.

**Hallway** Fitted storage cupboard. Radiator, spotlighting. Tiled flooring.

**Bedroom 1** 15' 8" x 12' 9" (4.77m x 3.88m) UPVC patio doors to front aspect. Fitted wardrobes. Radiator. Spotlighting.

**En-suite** Shower cubicle with over head thermostatic shower. Wall hung wash hand basin. Low flush wc. Wall and floor tiling. Spotlighting. Chrome effect towel radiator.

**Bedroom 2** 11' 6" x 8' 10" (3.50m x 2.69m) UPVC double glazed window to side aspect. Radiator. Spotlighting.

**Bedroom 3** 8' 11" x 5' 5" (2.72m x 1.65m) UPVC double glazed window to front aspect.x radiator. Spotlighting. Fitted wardrobes (our vendor has advised he can remove to make a larger room at someone's request).

**Bathroom** 8' 11" x 5' 5" (2.72m x 1.65m) Panelled shower bath with thermostatic shower over. Inset sink and low flush wc. Chrome effect towel radiator. Wall and floor tiling. UPVC double glazed window to rear aspect. Spotlighting.

**Externally** Large gated driveway to the front for numerous cars, paved patio area to the front and side with gardens to the front and side.

**Price** £575,000

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**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 Bolton and is therefore liable for Bolton Council Tax. The property is C rated which is at an approximate annual cost of £1,909 (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"

