

## KENILWORTH CLOSE, RADCLIFFE. M26 4HJ



- Three Bedroomed Detached
- Popular Family Location
- Close to Good Schools
- In Need of Updating Throughout
- Ideal Project
- Driveway
- Garage
- Good Sized Rear Garden



**£230,000**

### 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

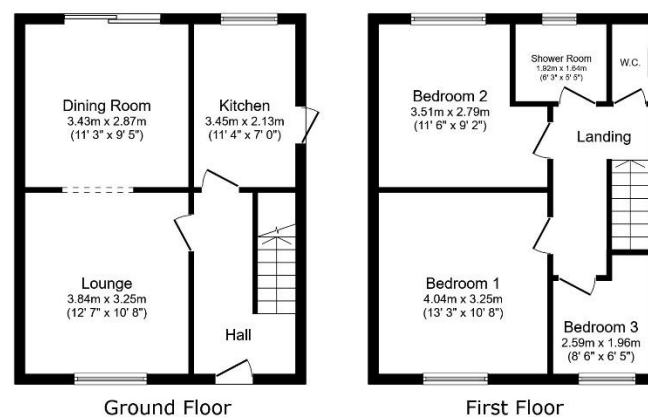
### LETTINGS & MANAGEMENT

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

Incorporating: Wright Dickson & Catlow, WDC Estates



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 floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. It is intended to be used as a guide only and does not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk



Cardwells estate agents are delighted to bring to market this three bedroom detached family home. Offered with no onward chain and vacant possession this family home has massive potential! In need of updating but boasting well proportioned rooms, rear garden and garage this property comprises of; entrance hallway, lounge, dining room, kitchen, three bedrooms and a bathroom. Externally this property has a driveway for numerous cars leading to a garage with a great sized rear garden! 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:**

**Entrance Hallway** Stairs to first floor. Radiator. Ceiling light point.

**Lounge** 12' 7" x 10' 8" (3.83m x 3.25m) UPVC double glazed window to front aspect. Electric fire and surround. Radiator. Ceiling light point. Archway to dining room.

**Dining Room** 11' 3" x 9' 5" (3.43m x 2.87m) UPVC sliding patio doors to rear garden. Radiator. Ceiling light point.

**Kitchen** 11' 4" x 7' 0" (3.45m x 2.13m) A range of wall and base units with sink and drainer. Gas hob, electric oven. UPVC double glazed window to rear aspect. Door to rear garden. Radiator. Wall mounted boiler. Ceiling light point.

#### **First Floor Landing**

**Bedroom 1** 13' 3" x 10' 8" (4.04m x 3.25m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom 2** 11' 0" x 9' 11" (3.35m x 3.02m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Bedroom 3** 8' 6" x 6' 5" (2.59m x 1.95m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Over stairs storage cupboard.

**Shower Room** Shower cubicle with overhead thermostatic shower. Pedestal wash hand basin. UPVC double glazed window. Ceiling light point.

**Separate WC** Low flush wc. Ceiling light point. UPVC double glazed window to side aspect.

**Externally** Pattered imprinted driveway for numerous cars to the front leading to a garage. To the rear a great sized rear laid to lawn garden.

**Garage** Up & over door, power & lighting.

**Price** £230,000

**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

**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).

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

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

