



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 75        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 58                      |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |
| www.epc4u.com                               |   |                         |           |

**NORTH WOODLEY STAND LANE, RADCLIFFE, M26 1JB**



- Substantial Detached Family Home
- Views over Stand Golf Club
- Uuquiet Courtyard Location
- Four Bedrooms plus Attic
- Three Reception Rooms
- Large Driveway for Numerous Cars
- Detached Garage
- Early Viewing Advised



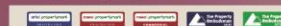
**£685,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this substantial Four bedroom plus attic room detached family home. Tucked away just off the Ringley Road end of Stand Lane close to the border with Whitefield, with fantastic views to the rear overlooking Stand golf course. Built in 1990's this property is conveniently located close to local amenities, public transport links including the metro link and with easy access onto the motorway networks providing access to Manchester City centre and surrounding areas. The property briefly comprises of reception hallway, spacious lounge, fabulous entertaining dining/living room, family room, ground floor WC, dining kitchen and a utility room. To the first floor there are four bedrooms; the master has its own six piece en-suite and a dressing room and a fabulous large composite decked patio with fantastic views overlooking the golf course as well as a four-piece family bathroom. There is also the benefit of a large loft space which is carpeted with windows currently used as an home office. Externally this property is block paved to the front providing ample off-road parking for numerous cars leading to the detached double garage with remote operated up & over door, mature lawned garden with well stocked borders and a raised Indian stone patio area. There is a rear patio garden also stocked with mature trees, shrubs, and bushes. 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:**

**Reception Hallway** Stairs to first floor. UPVC double glazed windows to front aspect. Radiator. Spotlighting. Storage cupboard.

**Ground Floor** Low flush Wc, wall hung wash hand basin. Wall and floor tiling. UPVC double glazed window to front aspects. Spotlighting.

**Playroom** 12' 0" x 9' 8" (3.65m x 2.94m) Two UPVC double glazed windows to front aspect. Radiator. Spotlighting.

**Lounge** 20' 1" x 14' 5" (6.12m x 4.4m) Sliding patio doors to rear aspect. Inset gas feature fire. Three radiators. Spotlighting. Two wall lights.

**Dining Room** 25' 5" x 19' 3" (7.74m x 5.86m) UPVC double glazed window to rear aspect. Sliding UPVC patio doors to rear garden. Two radiators. Spotlighting. Built in bar and storage. Raised dining area for table and chairs.

**Kitchen/Breakfast Room** 14' 1" x 11' 3" (4.28m x 3.44m) Two UPVC double glazed windows to front aspects radiator. A range of wall and base units with electric oven, hob and extractor hood. Integrated dishwasher. Breakfast bar. Three ceiling light points.

**Utility room** 11' 7" x 6' 0" (3.54m x 1.82m) Plumbed for washer and dryers. Space for fridge freezer. Wall units and shelving. Door to side garden.

**First Floor Landing**

**Master bedroom** 15' 1" x 13' 1" (4.61m x 3.99m) UPVC patio doors leading to raised balcony. Radiator. Two wall lights. Two spotlights. Door to walk in wardrobe.

**En-suite** 10' 9" x 6' 8" (3.27m x 2.03m) Jack and Jill wash hand basins. Panelled bath. Bidet, low flush wc, shower cubicle with overhead shower. Wall and floor tiling. UPVC double glazed window to front aspect. Radiator.

**Walk in Wardrobe** 10' 9" x 5' 11" (3.27m x 1.81m) Fitted wardrobes. Spotlighting. Radiator. UPVC double glazed windows to front aspect.

**Bedroom 2** 13' 9" x 11' 3" (4.20m x 3.44m) Two UPVC double glazed windows To front aspects fitted wardrobes, drawers and bedside cabinets. Spotlighting. Radiator.

**Bedroom 3** 14' 7" x 9' 11" (4.44m x 3.03m) Two UPVC double glazed windows to front and side aspect. Fitted wardrobes and drawers. Spotlighting. Two radiators.

**Bedroom 4** 12' 5" x 9' 6" (3.78m x 2.90m) UPVC double glazed window to rear aspect. Fitted wardrobes and drawers. Storage cupboard. Spotlighting. Radiator.

**Family Bathroom** 11' 11" x 7' 4" (3.63m x 2.24m) Panelled bath. Shower cubicles and ash hand basin, low flush wc. Wall and floor tiling. UPVC double glazed window to front aspect. Spotlighting. Radiator.

**Loft Room** 19' 11" x 16' 4" (6.08m x 4.98m) Two UPVC double glazed windows. Storage in the eaves. Built in drawers.

**Externally** Block paved driveway for numerous cars to the front. Laid to lawn front garden. To the rear and sides landscaped gardens with mature shrubs and trees, open aspects to stand gold course.

**Double Garage** Electric up and over door, power & lighting.

**Price** £700,000

**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 10th November 1982 , meaning that there are 956 years remaining. Our clients advise us that leasehold charge is £75.00 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

**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"

