



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

GREENOAK, RADCLIFFE, M26 1EG



- Three Bedrooms
- Extended to Rear
- Modern Kitchen & Bathroom
- Driveway to the Front
- Landscaped Garden to Rear
- Utility Room
- Early Viewing Advised
- Integral Garage



£220,000

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.



Cardwells estate agents are delighted to bring to market this lovely three bedroom extended mid mews home. Offering modern living accommodation this property comprises; entrance porch, lounge, kitchen, dining area, utility room, three bedrooms and a modern bathroom. Externally this property boasts a driveway to the front leading to an integral garage (which has been partially used by the utility room) and landscaped gardens to the rear. Ideal first time home, close local shops, transport links and amenities. 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 Porch Door leading to lounge.

Lounge 14' 6" x 11' 11" (4.42m x 3.63m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Stairs to first floor.

Kitchen 12' 8" x 9' 1" (3.86m x 2.77m) A range of wall and base units with stainless steel sink and drainers gas hob, electric oven and extractor hood. Plumbed for washer. UPVC double glazed window and patio doors to rear garden. Radiator. Ceiling light point.

Dining area 10' 10" x 8' 11" (3.30m x 2.72m) UPVC Velux window and window to side aspect. Spotlighting. Radiator.

Utility room 8' 5" x 6' 11" (2.56m x 2.11m) Door to garage. A range of wall and base units. Spotlighting. Radiator.

First Floor Landing

Bedroom 1 11' 9" x 10' 6" (3.58m x 3.20m) UPVC double glazed window to front aspect. Fitted wardrobes and drawers. Radiator. Ceiling light point.

Bedroom 2 12' 4" x 8' 2" (3.76m x 2.49m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 3 11' 1" x 6' 11" (3.38m x 2.11m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point

Bathroom UPVC double glazed window to rear aspect. Panelled bath with over head shower. Low flush wc. Pedestal wash hand basin. Wall tiled. Spotlighting. Radiator.

Externally Driveway leading to garage to front with a landscaped rear garden with paving and artificial grass.

Price £220,000

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 Bolton and is therefore liable for Bolton Council Tax. The property is A rated which is at an approximate annual cost of £1,670 (at the time of writing).

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

Flood Risk Cardwells Letting Agents Bury, pre-marketing research indicates that this family home available to let now is in a position which is regarded as having a "very low" risk of flooding.

Thinking of Selling Thinking of renting or selling a property? If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury or Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale or to let. For Cardwells Estate Agents Bury we are on (0161) 7611215, bury@cardwells.co.uk or for Cardwells Estate Agents Bolton Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

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"

