



LYNTON LEA, RADCLIFFE, M26



- Semi Detached Bungalow
- Three Bedrooms
- Lounge with Sliding Patio Doors
- Fitted Kitchen
- Ground Floor Shower Room
- Flexible Accommodation
- Driveway & Garage
- No Onward Chain Delay



Offers Over £205,000

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
--	---	---

This deceptively spacious 3/4 bedroom dormer bungalow requires some updating but offers the opportunity to personalise and potentially add value. The accommodation briefly comprises L shaped entrance hall, two ground floor bedrooms, ground floor shower room, lounge and fitted kitchen. The first floor has the original bedroom plus a dormer bedroom which, whilst built to building regulations, was not signed off and therefore we are selling this as a three bedroom property, but the current owners have used it as a four bedroom property. Located in a sought after area with similar housing, this property is available with no onward chain. 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:

Hall Double glazed door to the side elevation leading into the L shaped hall. Laminate floor. Radiator. Stairs lead off to the first floor landing.

Lounge/Diner 16' 4" x 10' 6" (4.98m x 3.20m) Sliding patio doors to the rear elevation. Under stairs store. Radiator.

Kitchen 10' 10" x 9' 10" (3.3m x 3.0m) Double glazed window to the side elevation. Wooden stable door to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Electric cooking range. Space for fridge freezer. Plumbed for washing machine. Central heating boiler. Radiator.

Bedroom 1 13' 4" x 10' 7" (4.07m x 3.22m) Double glazed window to the front elevation. Fitted wardrobes. Laminate floor. Radiator.

Bedroom 2 9' 11" x 9' 8" (3.02m x 2.95m) Double glazed window to the front elevation. Laminate floor. Radiator.

Shower Double glazed window to the side elevation. Three piece suite comprising shower, pedestal wash handbasin and close coupled WC. Tiled elevations. Radiator.

First Floor Landing Stairs lead off the hall to the first floor landing. Access to large eaves storage area with skylight window and lighting.

Dormer Room 21' 0" x 5' 1" (6.40m x 1.54m) Maximum measurements. Some restricted headroom. Double glazed window to the front elevation. Laminate floor. Radiator.

Bedroom 3 11' 4" x 10' 11" (3.46m x 3.34m) Double glazed window to the side elevation. Laminate floor. Radiator.

Externally The front of the property enjoys low maintenance garden area laid mainly to lawn with a paved driveway leading around the side and onto the detached garage. The rear has a paved patio area leading onto lawn.

Price O/O £205,000

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 leasehold, enjoying the remainder of the 999 year term which started on 5th October 1964,

meaning that there are 935 years remaining. Our clients advise us that leasehold charge is £5.00 per annum. 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.

Thinking of Selling If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury 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. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Arranging a Mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

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"

