



**STONEMERE DRIVE, RADCLIFFE, M26 1QY**



- Three Bed End Townhouse
- Large Rear & Side Garden
- Master Bedroom En-suite
- Close to Local Amenities
- Ideal Family Home
- Downstairs WC
- Driveway to Side
- Early Viewing Advised



**£285,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this modern and well presented three bedroom end townhouse. Offered with no onward chain delay and offering contemporary living over three floors this property is situated on a very generous and sizable plot! Comprising; entrance hallway, downstairs wc, kitchen, lounge, three bedrooms (master en suite) and a family bathroom. Externally this property has a driveway to the side with a large rear and side garden! Situated close to both Radcliffe and Whitefield, with great transport links, local amenities and good schools. 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** Spotlighting. Stairs to first floor. Radiator.

**Guest WC** Low flush wc. Pedestal Wash hand basin. Radiator. Ceiling light point.

**Lounge** 14' 5" x 12' 10" (4.39m x 3.91m) UPVC patio doors to rear garden. Spotlighting. Radiator.

**Kitchen** 16' 1" x 7' 10" (4.90m x 2.39m) A range of wall and base units with stainless steel sink and drainer. Electric oven, ceramic hob and extractor hood. Integrated dishwasher and washing machine. Space for fridge freezer. UPVC double glazed window to front aspect. Spotlighting.

#### **First Floor Landing**

**Bedroom 2** 12' 10" x 12' 5" (3.91m x 3.78m) UPVC double glazed window to rear aspect. Radiator. Spotlighting.

**Bedroom 3** UPVC double glazed window to rear aspect. Radiator. Spotlighting.

**Bathroom** Panelled bath with thermostatic shower over. Low flush wc. Pedestal wash hand basin. Radiator. Spotlighting. Wall and floor tiling.

#### **Stairs to 2nd Floor**

**Bedroom 1** 18' 4" x 12' 10" (5.58m x 3.91m) Four UPVC double glazed Velux windows to rear aspect. Radiator. Spotlighting. Storage cupboard. Door to ensuite.

**En-suite** Shower cubicle with thermostatic shower over. Low flush wc. Pedestal wash hand basin. Radiator. Spotlighting. UPVC double glazed window to front aspect. Wall and floor tiling.

**Externally** Driveway to the side. Laid to lawn garden to front. To the rear a patio area with large rear laid to lawn garden which wraps around to the side!

**Price** £285,000

**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 1st December 2007, meaning that there are 981 years remaining. 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.

**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"

