



Independent Estate Agents
Cardwells Est. 1982
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TANFIELD DRIVE, RADCLIFFE. M26 1GY



- Four Bedrooms
- Three Reception Rooms
- Conservatory
- Integral Garage
- Driveway
- Landscaped Gardens
- Master Bedroom Ensuite
- Guest WC



£400,000

BOLTON

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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 estates are delighted to bring to market this sizeable four bedroom detached family home! Offered with no onward chain delay this well cared for property comprises; entrance porch, hall, lounge, dining room, conservatory, kitchen, utility room, downstairs wc, 2nd reception room. To the first floor there are four fitted bedrooms with the master en suite and a family bathroom. Externally this property boasts a large driveway leading to an integral garage with up and over door and a driveway for numerous cars. Mature and landscaped gardens to the front side and rear. Located close to good schools, transport links with easy access to Bolton, Radcliffe, Whitefield and Bury this makes the property an ideal family home. 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 to hallway.

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

Lounge 16' 4" x 10' 7" (4.97m x 3.22m) UPVC double glazed window to front aspect. Two ceiling light points. Two radiators. Gas fire and feature surround. Door to dining room.

Dining Room 10' 3" x 8' 11" (3.12m x 2.72m) UPVC double glazed sliding patio doors to conservatory. Radiator. Ceiling light point. Door to kitchen.

Kitchen 10' 2" x 9' 7" (3.10m x 2.92m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Breakfast bar. Plumbed for washing machine. Ceiling light point. Under stairs storage cupboard. Door to utility room.

Utility room 6' 0" x 6' 0" (1.83m x 1.83m) UPVC double glazed window to side aspect. Door to rear porch. Door to converted garage/ 2nd reception room. Ceiling light point. Radiator. Door to rear porch.

Rear Porch UPVC double glazed and patio doors to rear garden.

Downstairs WC Low flush wc. Wash hand basin. UPVC double glazed window to side aspect. Wall tiled. Radiator. Ceiling light point.

2nd Reception Room 16' 9" x 7' 8" (5.10m x 2.34m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Door to garage.

Bedroom 1 10' 4" x 8' 3" (3.30m x 1.83m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes, drawers and overhead storage. Door to en suite.

En-suite Shower cubicle with overhead shower. Low flush wc. Wash band basin. UPVC double glazed window to side aspect. Radiator. Wall tiling. Radiator.

Bedroom 2 10' 10" x 6' 0" (3.15m x 2.56m) Two UPVC double glazed windows to front aspect. Fitted wardrobes. Fitted wardrobes, drawers and overhead storage. Radiator. Ceiling light point.

Bedroom 3 9' 4" x 8' 9" (2.84m x 2.66m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes, drawers and overhead storage

Bedroom 4 8' 5" x 6' 3" (2.56m x 1.90m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobe and drawers.

Family Bathroom 6' 7" x 5' 4" (2.01m x 1.62m) UPVC double glazed window to rear aspect. Panelled shower bath with overhead shower. Low flush wc. Wash hand basin. Radiator. Wall tiling. Ceiling light point.

Externally Driveway to the front for numerous cars leading to a garage with up and over door. Landscaped front mature garden. To the rear and side a freestanding shed, paved patio area and a stepped laid to lawn mature garden with planted shrubs and trees.

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

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