



Independent Estate Agents
Cardwells
 www.cardwells.co.uk

SALISBURY ROAD, RADCLIFFE. M26 4QD



- Semi Detached Dormer Bungalow
- Three Bedrooms
- Open Plan Kitchen/diner/family Rm
- Beautiful Low Maintenance
- Driveway Providing Ample Parking
- Detached Garage
- Immaculately Presented
- Early Viewing Advised



OIRO £315,000

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.

Independent Estate Agents
Cardwells
 Est. 1982

Cardwells are pleased to offer for sale this impressive three bedroom semi detached dormer bungalow. The property has been modernised creating a spacious and contemporary interior, with many quality features. Salisbury Road is ideally placed for commuting throughout the north-west with easy access to Bury and Bolton town Centre. There are good local amenities , including schools shops and transport links. The spacious accommodation briefly comprises Entrance hall, guest WC, lounge, kitchen family room and a dining room. Upstairs there are three bedrooms and a contemporary fitted shower room. Outside there are low maintenance gardens to the front and rear along with a driveway which provides ample off street parking which leads to a single detached garage. The property also benefits from UPVC double glazing and gas central heating Impressive dormer bungalow Popular & convenient location Quality & contemporary interior 3 bedrooms, open plan kitchen family room Separate dining room, guest WC Low maintenance gardens Good local amenities Ideal family home. Viewing is highly recommended to fully appreciate this fantastic family Home, through Cardwell's estate agents Bury, (0161) 761 1215 Bury@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite double glazed front door with a UPVC double glazed window aside.

Entrance Hall Staircase to the landing.

Lounge 21' 0" x 16' 7" (6.40m x 5.05m) Two UPVC double glazed windows front and side aspect, feature marble fireplace incorporating a living flame gas fire, two radiators fitted cupboards and shelving units, twin opening doors lead to:-

Kitchen?Diner 21' 0" x 9' 5" (6.40m x 2.87m) Kitchen area. Range of contemporary fitted wall and base units with complementary work surfaces and tiled splashback, built in Bosch double oven, inset five ring gas burner hob with an extractor canopy above, coving to the ceiling, inset spotlights. Family area UPVC double glazed windows and matching sliding doors, rear garden aspects, central Island breakfast bar, incorporating drawers and cupboards, space and plumbing for a washing machine, radiator, feature multi fuel burning stove. Dining area: 2 UPVC double glazed window side aspect, radiator below. From the kitchen, there is a door leading to:-

G/F Cloaks A guest WC room UPVC frosted double glazed window side aspect, close coupled WC wash basin with mixer tap, inset to a vanity unit, tiled floor, part tiling to the walls, chrome plated towel rail.

Family Room 18' 0" x 13' 6" (5.48m x 4.11m) Twin opening doors lead to dining room.

First Floor Landing Radiator, inset spotlights to the ceiling.

Bedroom 1 13' 10" x 9' 0" (4.21m x 2.74m) UPVC double glazed window front aspect, modern fitted wardrobes with overhead storage cupboards and drawers, radiator.

Bedroom 2 13' 7" x 6' 5" (4.14m x 1.95m) Two double glazed skylight windows, built in eaves/storage cupboards, radiator.

Bedroom 3 9' 10" x 6' 6" (2.99m x 1.98m) UPVC double glazed window front aspect fitted wardrobes and a built-in storage cupboard, radiator.

Shower Room 6' 10" x 6' 9" (2.08m x 2.06m) UPVC frosted double glazed window side aspect, contemporary suite comprising, shower cubicle, wash basin with mixer tap, close coupled WC, tiled floor, part tiling to the walls, chrome plated towel rail, inset spotlights to the ceiling.

Externally There is a delightful low maintenance garden, with an 'AstroTurf' style grass surface with raised box plant hedges. A tarmac driveway which provides ample off-street parking leads along the side elevation. Metal gates give access to the rear garden and a detached garage with an up and over door. Rear There is a pattern concrete patio and metal gates give access to the larger part of the garden. There is a substantial 'Astro Turf' style grass surface with gravelled borders, plants displays and a canopied paved barbecue area. To the bottom of the garden there is an Indian stone paved patio a wooden log cabin and a shed.

Price OIRO £315,000

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 115th September 1959 meaning that there are 930 years remaining. Our clients advise us that leasehold charge is £18.00 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 rated which is at an approximate annual cost of £2,034 (at the time of writing).

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"

