



Independent Estate Agents
Cardwells
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SHETLAND WAY, RADCLIFFE. M26 4UH



- Three Bedroomed Detached
- Garage
- Driveway
- Utility Room
- Guest WC
- Ensuite
- In Need of Updating
- No Onward Chain



Offers Over £250,000

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.



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 Est. 1982

Cardwells estate agents are pleased to bring to market this three bedroom detached family home. In need of updating throughout this property is situated in a popular residential location just off Greenbank Road, with easy access to local amenities, transport links and good schools! This property would be ideal for families looking to put their own stamp on a property! Benefitting from gas central heating and UPVC double glazing throughout this property comprises ; entrance hall, lounge, dining room, kitchen, utility room, downstairs wc, three bedrooms, ensuite and a family bathroom. Externally this property has a driveway leading to a garage with gardens to the front and rear. 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:

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

Lounge 13' 4" x 9' 3" (4.06m x 2.82m) UPVC double glazed window. Feature gas fire and surround. Ceiling light point. Radiator.

Dining Room 8' 8" x 7' 6" (2.64m x 2.28m) UPVC double glazed patio doors to rear garden. Radiator. Ceiling light point.

Kitchen 11' 3" x 9' 2" (3.43m x 2.79m) A range of wall and base units with sink and drainer. Gas hob, electric oven and extractor hood. UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Utility room Plumbed for washer. Shelving. Space for freezer. Radiator. Ceiling light point. Door to side aspect.

Guest WC Low flush wc. Wash hand basin. Radiator. Ceiling light point. UPVC double glazed window to rear aspect.

First Floor Landing

Bathroom 6' 2" x 5' 5" (1.88m x 1.65m) Twin grip panelled bath. Low flush wc. Wash hand basin. Radiator. UPVC double glazed window to rear aspect ceiling light point.

Bedroom 1 9' 3" x 8' 8" (2.82m x 2.64m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes. Door to ensuite.

En-suite Shower cubicle with thermostatic shower overhead. Low flush wc. Wash hand basin. UPVC double glazed window to side aspect. Radiator. Ceiling light point.

Bedroom 2 10' 0" x 8' 8" (3.05m x 2.64m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 3 7' 5" x 6' 0" (2.26m x 1.83m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Externally Driveway and mature gardens to the front leading to a garage with up and over door. To the rear a rear patio area and laid to lawn gardens.

Garage Up and over door. Power & lighting.

Price Offers Over £250,000

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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 January 1992, meaning that there are 966 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 D rated which is at an approximate annual cost of £2,289 (at the time of writing).

Conservation Area Cardwells Letting Agents Bury pre market research indicates that the property is not in 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 "No" 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"

