



## LYNMOUTH CLOSE, RADCLIFFE, M26 2RR



- Semi Detached Bungalow
- Two Bedrooms
- Large Driveway
- Garage
- Landscaped Gardens
- No Onward Chain
- Close to Transport Links
- Quiet cul de sac position



**OIRO £215,000**

### BOLTON

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E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this semi detached bungalow situated in a quiet and conveniently located cul de sac position, ideal for someone looking to downsize and consists of; entrance hallway, large lounge, breakfast kitchen, bathroom and two bedrooms. Externally this property boasts a block paved driveway for numerous cars leading to a detached garage with up and over door! Offered with no onward chain this property must be viewed early to avoid disappointment and a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway** Radiator. Ceiling light point. Storage cupboard.

**Lounge** 18' 4" x 10' 2" (5.58m x 3.10m) Hardwood double glazed patio doors to rear garden. Gas feature fire and surround. Two radiators. Ceiling light point. Archway to dining room.

**Kitchen** 10' 6" x 9' 4" (3.20m x 2.84m) Hardwood double glazed window to side aspect. UPVC double glazed door to rear garden. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Integrated fridge. Breakfast bar. Ceiling light point. Radiator.

**Bedroom 1** 9' 9" x 7' 6" (2.97m x 2.28m) Hardwood double glazed window. Fitted wardrobes, overhead storage and bedside cabinets. Radiator. Ceiling light fan.

**bedroom 2** 12' 9" x 10' 2" (3.88m x 3.10m) Hardwood double glazed window to front aspect. Radiator. Ceiling light point. Archway to Bedroom 1.

**Bathroom** 5' 8" x 4' 9" (1.73m x 1.45m) Hardwood double glazed window to side aspect. Panelled bath with electric shower overhead. Wash hand basin and low flush wc. Wall and ceiling pvc panelled. Ceiling light point. Radiator.

**Externally** Block paved driveway for numerous cars leading to a detached garage. Landscaped front and rear gardens with mature shrubbery.

**Garage** Up and over door. Side door. Electrics and power.

**Price** £215,000

**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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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 22nd October 1963, meaning that there are 938 years remaining. Our clients advise us that leasehold charge is £9.00 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 B rated which is at an approximate annual cost of £1,780 (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](mailto:bury@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bury@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://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"

