



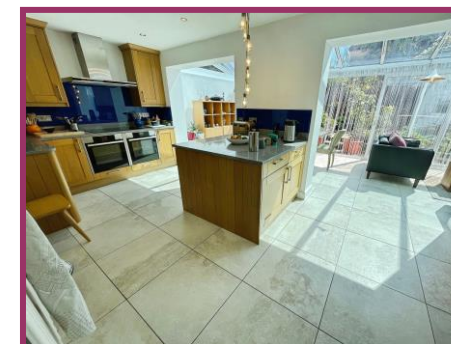
Independent Estate Agents Cardwells

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SEDGEFIELD ROAD, RADCLIFFE. M26 1YE



- Detached Family Home
- Four Bedrooms
- En-suite & Family Shower Room
- Stunning Kitchen with Appliances
- Superb Dining Area & Media Space
- Lovely Landscaped Garden
- Driveway Parking & Garage
- Early Viewing Advised



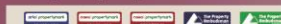
O/O £400,000

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This stylishly appointed and significantly extended property provides very comfortable and contemporary accommodation which requires viewing to fully appreciate. There is potential to perhaps extend into the garage. The accommodation offers a great deal of flexibility and currently comprises entrance porch, hall, lounge, stylish and substantial kitchen area with utility room and guest WC, stunning sun room style dining area with media/snug area. The first floor has the master bedroom with ensuite, a further double bedroom and two additional single bedrooms. The house shower room is also on this level. Properties in this area are in high demand and this one is certain to attract a great deal of attention in the current market. 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:

Porch Double glazed French doors to the front elevation leading into the porch. Tiled floor.

Hallway Glazed wooden door leading off the porch into the hall. Stairs lead off to the first floor landing. Wood laminate flooring. Contemporary style radiator. Glazed door leading into the:

Lounge 16' 3" x 11' 10" (4.96m x 3.6m) Double glazed window to the front elevation. Living flame gas fire and feature surround. Wood laminate floor to match the hall. Radiator. Glazed door leading into the kitchen.

Kitchen 19' 4" x 8' 10" (5.9m x 2.7m) Twin access onto the sunroom. Range of shaker style base units with contrasting quartz work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Glass splashback. Tiled floor. Integrated Neff appliances include twin electric oven, five burner induction hob, extractor hood and dishwasher. Plumbed for an American style fridge freezer. Door through to the utility room.

Utility room Double glazed door to the side elevation. Plumbed for washing machine. Space for fridge freezer. Central heating boiler. Tiled floor. Radiator. Door through to guest WC.

Guest WC Double glazed window to the side elevation. Hand wash basin. Close coupled WC. Tiled floor. Radiator.

Sun Room Style Living Space 23' 7" x 8' 6" (7.20m x 2.6m) Double glazed window and sliding patio doors to the rear elevation. Hi spec, tinted solar glass roof. Customisable track lighting. Tiled floor with underfloor heating. This room enjoys superb views over the garden and is used as a dining area with separate seating / TV media area which has been wired for sound and media.

First Floor Landing Stairs lead off the hall to the first floor landing. Loft access.

Bedroom 1 15' 4" x 13' 5" (4.68m x 4.1m) Two double glazed windows to the front elevation. Range of fitted wardrobes. Over stairs storage. Radiator.

En-suite Double glazed window to the front elevation. Three-piece suite comprising walk in shower cubicle, closed coupled WC and floating wash basin. Tiled floor. Tiled elevation. Chrome heated towel rail.

Bedroom 2 11' 2" x 8' 10" (3.4m x 2.7m) Double glazed window to the rear elevation. Radiator

Bedroom 3 10' 10" x 6' 11" (3.3m x 2.1m) Double glazed window to the rear elevation. Radiator.

Bedroom 4 7' 3" x 7' 3" (2.2m x 2.2m) Double glazed window to the rear elevation. Radiator. Currently used as a study.

Family Shower Room Double glazed window to the side elevation. Walk in shower cubicle, close coupled WC and floating hand wash basin. Tile floor. Tile elevations. Chrome heated towel rail. Airing cupboard.

Externally The front of the property has a block paved driveway providing off-road parking and access to the integral garage. The rear has a lovely landscape wildlife garden with multiple seating areas, wildlife pond and attractive potted shrubs.

Garage 16' 5" x 7' 10" (5.0m x 2.4m) Up and over door. Power and lighting.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. 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 £2,415 (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

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