



## BERKELEY CRESCENT, RADCLIFFE. M26 3TR



- Detached True Bungalow
- Three Fitted Bedrooms
- Open Plan Lounge/Diner
- Fitted Kitchen & Utility
- Conservatory to the Rear
- Family Bathroom & Ensuite
- Driveway Parking & Garage
- Gardens to Front & Rear



**£350,000**

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Located in a cul-de-sac of similar executive homes, this lovely three bedroom detached true bungalow is likely to attract a great deal of attention in the current marketplace and therefore early viewing is advised. The accommodation is deceptively spacious, very well presented and currently comprises entrance hall, lounge, dining room, fitted kitchen, utility room, Three fitted bedrooms and a conservatory. There are level gardens to both the front and rear with the front enjoying a block paved driveway leading to the garage whilst the rear has paved patio and seating areas with neat landscape gardens and shrub borders. A virtual viewing video is available in the first instance but internal 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](http://www.Cardwells.co.uk)

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

**Hall** Double glazed door to the side elevation leading into the L shaped hall. Loft access to part boarded roof space. Radiator. Two store cupboards.

**Lounge** 15' 9" x 11' 6" (4.8m x 3.5m) Two double glazed windows to the front elevation. Electric fire in marble effect surround. Radiator. Arch leading through to the dining room.

**Dining area** 10' 6" x 8' 10" (3.2m x 2.7m) Double glazed window to the side elevation. Door through to the hall. Radiator.

**Kitchen** 11' 6" x 8' 10" (3.5m x 2.7m) Double glazed window to the front elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Four burner gas hob. Electric double oven. Plumbed for dishwasher. Space for fridge freezer. Radiator.

**Utility room** 7' 7" x 4' 11" (2.3m x 1.5m) Double glazed door to the side elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Plumbed for washing machine and dryer. Central heating boiler. Radiator.

**Master bedroom** 13' 1" x 12' 2" (4.0m x 3.7m) Double glazed window to the rear elevation. Range of fitted bedroom furniture including wardrobes dressing table and bedside cabinets. Radiator.

**Ensuite** Three-piece suite comprising shower, wash hand basin and close coupled WC. Tiled floor. Tiled elevations. Chrome heated towel rail.

**Bedroom 2** 11' 2" x 9' 10" (3.4m x 3.0m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

**Bedroom 3** 9' 10" x 7' 7" (3.0m x 2.3m) Double glazed door to the rear elevation. Glazed door to the rear elevation leading into the conservatory. Fitted wardrobes. Currently used as office. Radiator.

**Conservatory** 11' 6" x 9' 2" (3.5m x 2.8m) Double glazed windows to 5 elevations. Double glazed French doors to the side providing access to the garden. Tiled floor. Radiator.

**Garage** 16' 5" x 8' 2" (5.0m x 2.5m) Up and over door. Power and lighting.

**Externally** The front of the property has block paved driveway leading to the garage and past neat lawns with shrub borders. The rear enjoys a good sized garden having paved patio and seating areas with neat landscaped, level garden with mature shrub borders. Greenhouse.

**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.

**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](http://www.Cardwells.co.uk)

**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 £2,145 (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"

