



Independent Estate Agents
Cardwells
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CRANBROOK STREET, RADCLIFFE M26



- Three Bed Semi Detached
- Newly Fitted Bathroom
- Extended To The Rear
- Driveway
- Garage
- Perfect Family Home!
- Close To Local Amenities
- Rear Garden



Offers Over £210,000

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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.



Cardwells estate agents are delighted to bring to market this extended three bedroom semi detached home. Well presented throughout this superb family home offers spacious living accommodation. Comprising; entrance hallway, lounge, extended dining Room, extended kitchen/diner, three bedrooms and a modern fitted bathroom. Externally this property boasts a driveway to the front leading to a detached garage with an enclosed rear hard landscaped garden! Situated close to local amenities, good school and fantastic transport links this really is an ideal family home! 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

Directions

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Laminate flooring. Radiator. Ceiling light point.

Lounge 21' 6" x 14' 2" (6.55m x 4.31m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Open plan to extended dining area. Laminate flooring.

Dining Area 8' 0" x 7' 6" (2.44m x 2.28m) UPVC double glazed window to rear aspect. Radiator, ceiling light point.

Dining Area Kitchen 8' 8" x 8' 4" (2.64m x 2.54m) UPVC double glazed window and door to side aspect. Radiator. Ceiling light point. Under stairs storage. Archway to kitchen.

Kitchen 8' 7" x 8' 0" (2.61m x 2.44m) A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washing machine and dishwasher. Space for dryer. UPVC double glazed window to rear aspect. Ceiling light point.

Landing UPVC double glazed window to side aspect.

Bathroom 7' 7" x 6' 5" (2.31m x 1.95m) Panelled bath with over head shower. Low flush wc. Wash hand basin. UPVC double glazed window to front aspect. Radiator, spotlighting.

Bedroom 1 10' 8" x 10' 5" (3.25m x 3.17m) UPVC double glazed window to front aspect. Radiator, ceiling light point.

Bedroom 2 10' 5" x 10' 5" (3.17m x 3.17m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 3 9' 9" x 6' 7" (2.97m x 2.01m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Externally Block paved driveway to the front leading to a detached garage. Landscaped garden to the front. To the rear and side hard landscaped paved rear garden.

Garage/Games Room Electrics and power with spotlighting and WC. Up and over door.

Price £210k Offers Over

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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 24th June 1974, meaning that there are 948 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 A rated which is at an approximate annual cost of £1,878 (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 "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"

