



Independent Estate Agents  
**Cardwells**  
 www.cardwells.co.uk

**1 HARDYS CLOSE, RADCLIFFE. M26 2TN**



- Three Bedroom Detached
- En-suite
- Guest WC
- Generous Rear Garden
- Ideal Family Home
- Close to Transport Links
- Driveway Parking
- Early Viewing advised



**£325,000**

**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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**Cardwells**  
 Est. 1982



Cardwells estate agents in Bury are delighted to bring to market this well presented three bedroom detached home. Situated close to local amenities, schools and fantastic transport links this ideal family home must be viewed early to avoid disappointment! Comprising; entrance hallway, downstairs WC, lounge, kitchen/dining room, three bedrooms (master en suite) and a family bathroom. Externally this property boasts a driveway to the front with a generous rear garden. 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:**

**Entrance Hallway** Radiator, ceiling light point.

**G/F Cloaks** UPVC double glazed window to front aspect. Radiator. Ceiling light point, low flush wc, pedestal wash hand basin.

**Lounge** 16' 9" x 15' 8" (5.10m x 4.77m) UPVC double glazed box bay window to front aspect. Radiator. Ceiling light point. Under stairs storage. Stairs to first floor.

**Kitchen/Diner** 15' 7" x 10' 6" (4.75m x 3.20m) A range of modern wall and base units with complementing work surfaces. Stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Space for fridge freezer. Plumbed for washing machine. UPVC double glazed patio doors and window to rear aspect. Radiator. Two ceiling light points.

#### **First Floor Landing**

**Family Bathroom** Panelled bath. Low flush wc. Pedestal wash hand basin. UPVC double glazed window to side aspect. Radiator. Ceiling light point.

**Bedroom 1** 12' 2" x 8' 9" (3.71m x 2.66m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Door to en suite.

**Ensuite** Shower cubicle with overhead thermostatic shower. Low flush wc. Pedestal wash hand basin. Radiator. Ceiling light point. UPVC double glazed window to front aspect.

**Bedroom 2** 8' 9" x 8' 8" (2.66m x 2.64m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Bedroom 3** 8' 8" x 6' 6" (2.64m x 1.98m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Externally** Driveway to the side, garden fronted with an enclosed rear laid to lawn gardens to and paved patio area.

**Price** £325,000

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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 150 year term which started on 1st August 2013, meaning that there are 138 years remaining. Our clients advise us that leasehold charge is £100.00 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 C rated which is at an approximate annual cost of £2,146 (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 "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"

