

SCHOOL STREET, RADCLIFFE, M26 3BP



- Two bedroom end terraced
- Gas central heated
- Double glazed
- Modern bathroom
- Enclosed rear yard
- Ideal first time buy
- Early viewing advised
- Close to transport links



Offers in the Region Of £150,000

BOLTON

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BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to the market this well presented two bedroom end terraced home! Situated close to local amenities, shops and Radcliffe town centre this lovely home comprises of; lounge, modern fitted kitchen, two bedrooms and a modern three piece bathroom. Externally the property has a landscaped rear yard. The property would suit a first time buyer or buy to let investor and early viewing is highly advised. Call Cardwells seven days a week on 0161 7611215 and we can arrange a viewing for you.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge 13' 5" x 13' 4" (4.09m x 4.06m) UPVC double glazed window to front aspect. Radiator. Feature fireplace. Ceiling light point.

Kitchen 13' 4" x 7' 3" (4.06m x 2.21m) UPVC double glazed window and door to rear aspect. A range of wall and base units with sink and drainer. Gas hob, electric oven and extractor hood. Space for fridge freezer and washing machine. Ceiling light point. Radiator. Under stairs storage cupboard.

Bathroom Panelled with overhead thermostatic shower. Low flush wc. Wash hand basin. UPVC double glazed window to rear aspect. Radiator. Spotlighting.

Bedroom One 11' 8" x 10' 6" (3.55m x 3.20m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom Two 7' 9" x 7' 7" (2.36m x 2.31m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Externally Pavement fronted with an enclosed rear back yard

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 997 year term which started on 31st December 1877. We are waiting for the ground rent amount. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax Rating The property is liable for Bury Council Tax. The property is A rated which is at an approximate annual cost of £1,610 (at the time of writing).

Approximate floor area The property has a floor area of 688 ft 2 / 64m2

Conservation area Cardwells Estate Agents Bury pre-marketing research indicates that the property is set not set within a conservation area.

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 0161 7611215. emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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 Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bolton 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 Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

