



RADCLIFFE NEW ROAD, WHITEFIELD, M45



- Six Bedroom Semi Detached
- Double Garage
- No Onward Chain Delay
- Two Reception Rooms
- Conservatory
- Viewing Highly Recommended
- Three Bathrooms
- Sought After Location



O/O £500,000

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Cardwells estate agents are delighted to bring to market this six bedroom Victorian semi detached home. Located in the sought after location of Whitefield, with an array of shops, bars, restaurants and fantastic transport links this property is ideally located to suit families! Oozing with many original features and high ceilings, this is a chance for someone to restore a sizeable house to its former glory. Offered with no onward chain delay this property comprises of; to the ground floor, entrance vestibule, lounge, sitting room, conservatory, dining room through to kitchen and utility room. To the first floor there are five good sized bedrooms (four double bedrooms and one single) and a bathroom and shower room. From the first floor a further set of stairs directs you to the attic room with another shower room and WC. Externally this property is garden fronted with beautiful gardens and patio area to the rear leading to a detached double garage! 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 Vestibule Original tiled floor. Ceiling light point. Stainglass window above and to the sides of door. Door leading to hallway.

Hallway Two Radiators. Stairs to first floor. Ceiling light point.

Lounge 19' 3" x 15' 4" (5.86m x 4.67m) UPVC double glazed bay box window to front aspect. Two UPVC double glazed windows to side aspect. Two radiators. Ceiling light point. Feature fire and surround.

Dining Room 14' 8" x 14' 3" (4.47m x 4.34m) UPVC double glazed window to side and rear aspect. Single glazed hardwood window to side aspect. Hardwood double glazed doors to conservatory. Feature fire and surround. Two radiators. Ceiling light point.

Conservatory 16' 1" x 7' 2" (4.90m x 2.18m) UPVC double glazed windows. Stained glass windows. Composite door leading to rear garden.

Kitchen/Diner 19' 4" x 11' 9" (5.89m x 3.58m) Two UPVC double glazed windows to side aspect. Two radiators. Two ceiling light points. A range of wall and base units with stainless steel sink and drainer. Electric oven and hob. Space for under counter fridge and freezer.

Utility room 12' 1" x 9' 5" (3.68m x 2.87m) UPVC double glazed window to side aspect. Composite door leading to rear garden. Radiator. Ceiling light point. Two storage cupboards. Plumbed for washer. Space for dryer. Stainless steel sink and drainer.

First Floor Landing Ceiling light point, radiator. Stairs to attic room.

Bedroom 1 12' 9" x 10' 2" (3.88m x 3.10m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 14' 3" x 10' 0" (4.34m x 3.05m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 11' 3" x 9' 9" (3.43m x 2.97m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 4 10' 7" x 9' 5" (3.22m x 2.87m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 5 10' 6" x 5' 8" (3.20m x 1.73m) UPVC double glazed window. Radiator. Ceiling light point

Bathroom Panelled bath. Low flush wc. Pedestal wash hand basin. UPVC double glazed window. Radiator. Wall tiling.

Shower Room Shower cubicle with overhead shower. Low flush wc. Pedestal wash hand basin. Wall tiling. Ceiling light point. UPVC double glazed window.

Attic Bedroom 13' 5" x 11' 6" (4.09m x 3.50m) Velux window. Ceiling light point. Door to storage in the eaves. A further door to a WC.

Attic Shower Room Velux window. Shower cubicle. Low flush wc. Wash hand basin. Ceiling light point. Further stairs to attic bedroom.

Attic WC Low flush wc, pedestal wash hand basin. Ceiling light point.

Externally Garden fronted with a path leading to front door. To the side a gated path leading to the side door and rear garden. To the rear a beautiful mature garden with laid to lawn gardens, patio areas and mature shrubbery and plants. To the rear of the garden is a detached garage.

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).

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 the family home is in a position which is regarded as having a "very low" 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.

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"

