

MULBERRY CLOSE, RADCLIFFE, M26



- Four Spacious Bedrooms
- Two En-suites
- Downstairs Guest WC
- Extended to the Rear
- Modern Fitted Kitchen
- Driveway to the Front
- Landscaped Rear Garden
- Ideal Family Home



£270,000

BOLTON

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BURY

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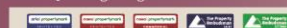
LETTINGS & MANAGEMENT

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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 pleased to bring to market this extended four bedroom, three storey townhouse. Located close to local amenities, transport links and great schools, this lovely home would suit a growing family! Boasting modern interior as well as two en suites and modern bathroom this property must be viewed to be fully appreciated! Comprising; entrance hallway, downstairs WC, modern fitted kitchen, lounge, open plan extended dining room, four bedrooms (two en suites) and a family bathroom! Externally this property has a driveway to the front with a beautiful landscaped 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 stairs to first floor. Radiator. Ceiling light point.

Kitchen 14' 8" x 11' 2" (4.47m x 3.40m) A range of modern high gloss wall and base units with sink and drainer. Space for fridge freezer, washing machine and dishwasher. Space for large range cooker. Ceiling light point. Spotlighting. UPVC double glazed window to front aspect.

Guest Cloaks low flush WC. Wash hand basin. Ceiling light point. Radiator.

Open Plan Lounge & Extended Dining Room 19' 6" x 13' 9" (5.94m x 4.19m) UPVC double glazed window to rear aspect. Two Velux windows. Bi folding doors to rear garden. Spotlighting. Two radiators. Spotlighting. Media wall with feature lighting and electric fire.

Bedroom 1 12' 1" x 9' 1" (3.68m x 2.77m) Two UPVC double glazed windows to front aspect. Radiator. Ceiling light point.

En-suite Shower cubicle with thermostatic shower overhead. Low flush wc. Wash hand basin. Partially wall tiled. Towel radiator. Spotlighting.

Bedroom 2 10' 6" x 9' 3" (3.20m x 2.82m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

En-suite shower cubicle with overhead thermostatic shower. Low flush wc. Wash hand basin. Partially wall tiled. Radiator. UPVC double glazed window to rear aspect.

Bedroom 3 10' 9" x 7' 10" (3.27m x 2.39m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 4 9' 11" x 7' 10" (3.02m x 2.39m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Family Bathroom 7' 0" x 6' 4" (2.13m x 1.93m) Panelled bath. Low flush wc. Pedestal wash hand basin. Partially wall tiled. Radiator. Ceiling light point.

Externally Driveway for two cars to the front with a landscaped rear garden with Indian stone and planters.

Price £275,000

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 8th January 2006 meaning that there are 979 years remaining. Our clients advise us that leasehold charge is £150.00 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).

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"

