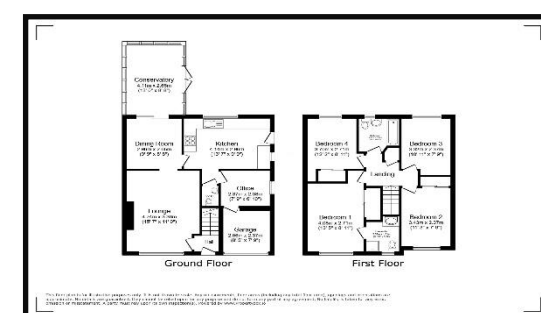




Independent Estate Agents **Cardwells** Est. 1982

Independent Estate Agents
Cardwells
www.cardwells.co.uk

CLOUGH FOLD, RADCLIFFE. M26 1GZ



- Detached Family Home
- Close to Commuter Routes
- Four Double Bedrooms
- En-suite & Family Bathroom
- Gardens to Front & Rear
- Three Reception Rooms
- Driveway for Two Cars
- FREEHOLD



O/O £400,000

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



Located within the highly regarded area of Stoneclough is this superb detached family home. Stoneclough is extremely popular due to its proximity to many local amenities, well regarded schools and commuter routes such as the M60 motorway network and Kearsley train station. This detached FREEHOLD home is certain to attract a great deal of attention so early viewing is highly recommended to appreciate the accommodation on offer. Internally the property comprises an entrance hallway, lounge, dining room, conservatory, cloakroom/wc and office to the ground floor with four double bedrooms, the master having an en-suite and family bathroom to the first floor. Externally there is driveway parking for two cars and a well manicured lawn at the front. The rear of the property has a good sized patio area, perfect for barbecues and a lawned garden with borders surrounding. For further information and to arrange a viewing contact Cardwells Estate Agents Bury 01617611215 Email bury@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Ceiling light point, radiator, laminate effect flooring, stairs leading to the first floor, door leading into the lounge.

Lounge 15' 7" x 11' 0" (4.74m x 3.36m) Ceiling light point, coving to the ceiling, double glazed window to the front, radiator, living flame gas fire and surround, laminate effect flooring.

Dining Room 9' 9" x 8' 8" (2.96m x 2.65m) Ceiling light point, coving to the ceiling, radiator, laminate effect flooring, double glazed sliding patio doors leading to the conservatory.

Conservatory 12' 5" x 9' 3" (3.79m x 2.81m) Ceiling light point, wall lamps, double glazed windows, double glazed French doors leading to the patio.

Kitchen 13' 9" x 9' 9" (4.18m x 2.96m) Ceiling light point, dual aspect double glazed windows to the rear and side, door to side, range of fitted walk and base units with extractor fan, space for an electric oven, washing machine, undercounter fridge, one and half bowl sink with mixer tap and drainer, tiled floor with splashback to the walls, radiator.

Cloakroom/WC Ceiling light point, wc, wash hand basin, radiator, tiled floor with splashback to the walls, extractor fan.

Office 7' 10" x 6' 10" (2.39m x 2.08m) Ceiling light point, radiator, double glazed window to the side, door to the garage.

Garage 6' 8" x 8' 0" (2.04m x 2.44m) Used for storage with a ceiling light point, electrical points and up and over door to the front.

First Floor Landing Ceiling light point, storage cupboard, loft access.

Bedroom 1 13' 5" x 8' 11" (4.08m x 2.71m) Ceiling light point, coving to the ceiling, double glazed window to the front, radiator, fitted wardrobes, door to the ensuite.

En-suite 6' 2" x 5' 0" (1.87m x 1.52m) Ceiling light point, extractor fan, double glazed window to the front, three-piece suite incorporating a WC, walk-in shower cubicle, vanity unit with insect sink, radiator.

Bedroom 2 11' 7" x 8' 2" (3.54m x 2.50m) Ceiling light point, radiator, double glazed window to the front, fitted wardrobes.

Bedroom 3 10' 8" x 7' 5" (3.26m x 2.27m) Ceiling light point, double glazed window to the rear overlooking the garden, radiator, fitted wardrobes.

Bedroom 4 9' 9" x 8' 4" (2.97m x 2.55m) Ceiling light point, double glazed window to the rear overlooking the garden, radiator.

Family Bathroom 6' 7" x 6' 3" (2.00m x 1.91m) Ceiling light point, extractor fan, double glazed window to the rear, radiator, three-piece suite incorporating a WC, pedestal sink, panelled bath with mixer tap, tiled splashback to the walls.

Externally To the front of the property there is driveway parking for two cars and a well manicured lawn. The rear of the property has a good sized patio area, perfect for barbecues and a lawned garden with borders surrounding.

Council Tax The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is D rated which is at an approximate annual cost of £2,267 (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"

