

Independent Estate Agents
Cardwells Est. 1982

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GREENBANK ROAD, RADCLIFFE, M26



- Four Bedroom Detached
- Modern En-Suite
- Sun Room To Rear
- Spacious Drive For Multiple Cars and Garage
- South Facing Rear Garden
- Utility Room
- Hik Connect Security Camera
- Freehold Tenure



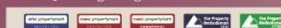
£400,000

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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 delighted to bring to market this beautifully presented four bedroom detached family home. Situated close to local schools, superb transport links and local amenities this stunning home must be viewed early to avoid disappointment! Comprising of; entrance hallway, downstairs wc, open plan Lounge and dining room, Sun Room, kitchen, utility room, four bedrooms (master en suite) and a family bathroom! Externally this property boasts a driveway for numerous cars to the front, leading to an integral garage and beautiful landscaped gardens to the front and a south face garden to rear. The property also benefits from a Hik Connect 6 security camera system, which can be automatically activated from any location as well as Ring Door Bell and a Hive heating system. 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:

Hallway Radiator. Ceiling light point. Under stairs storage. Stairs to first floor. Double doors to lounge.

Downstairs WC UPVC double glazed window to front aspect. Radiator. Ceiling light point. Low flush wc. Wash hand basin.

Lounge/Dining Room 21' 11" x 14' 0" (6.68m x 4.26m) UPVC double glazed window to front aspect. Feature gas fire and surround. Two radiators. Two ceiling light points. Double doors leading to sun room.

Sun Room 14' 11" x 8' 10" (4.54m x 2.69m) Two Velux windows. UPVC double glazed windows to side and rear aspects. Double UPVC patio doors leading to rear garden. Spotlighting.

Kitchen 10' 1" x 9' 6" (3.07m x 2.89m) A range of wall and base units with sink and drainer. Double electric oven with ceramic hob and extractor hood. Integrated fridge and freezer and dishwasher. UPVC double glazed window to rear aspect. Radiator. Spotlighting.

Utility room 8' 2" x 7' 7" (2.49m x 2.31m) UPVC double glazed window and door to rear aspecr. Wall and base units. Plumber for washing machine. Door to integral garage. Spotlighting. Radiator.

First Floor Landing

Bathroom 11' 9" x 6' 3" (3.58m x 1.90m) UPVC double glazed window to rear aspect. Panelled bath with overhead shower. Low flush wc. Pedestal wash hand basin. Radiator. Spotlighting.

Bedroom 1 13' 5" x 11' 9" (4.09m x 3.58m) UPVC double glazed window to front aspect. Fitted wardrobes. Radiator. Ceiling light point.

En-suite UPVC double glazed window to front aspect. Radiator. Spotlighting. Wall tiled. Shower cubicle with overhead shower. Low flush wc. Pedestal wash hand basin.

Bedroom 2 11' 4" x 9' 11" (3.45m x 3.02m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 3 8' 2" x 7' 2" (2.49m x 2.18m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 4 7' 2" x 7' 1" (2.18m x 2.16m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Externally Patterned imprinted driveway to the front leading to an integral garage. Laid to lawn garden with planted borders. To the rear a patterned imprinted patio area with artificial grass and planted borders.

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 E rated which is at an approximate annual cost of £2,951 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre marketing research shows that the property is not within a Conservation Area.

Flood Risk Cardwells Estate Agents Bury pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

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"