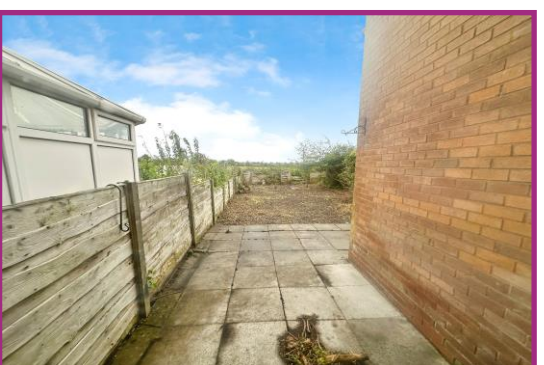
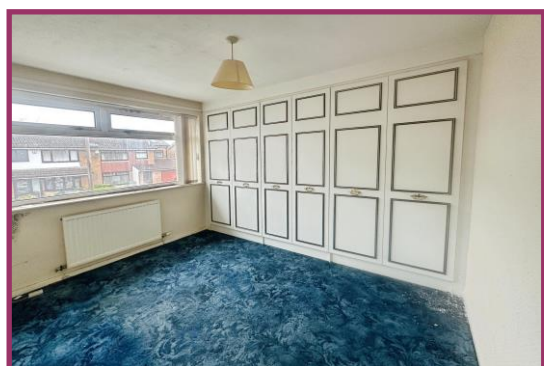
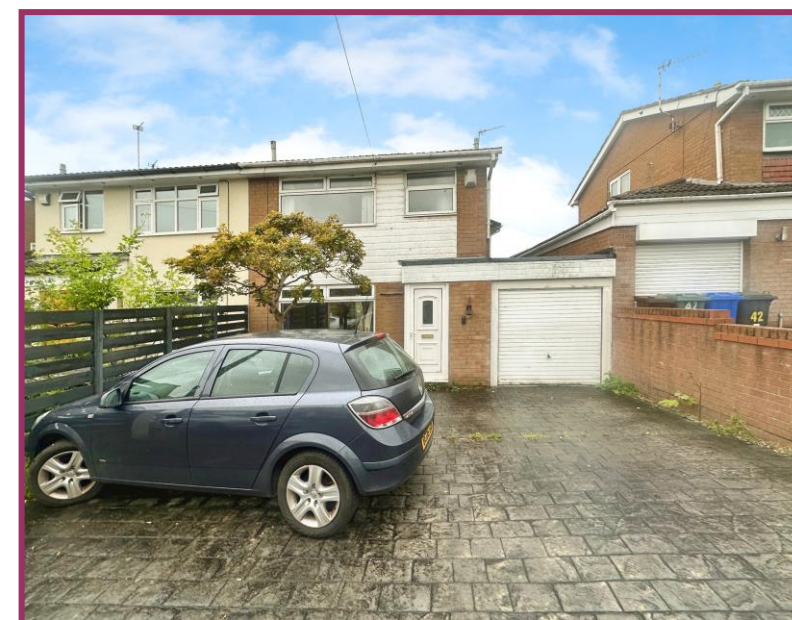




Independent Estate Agents Cardwells

www.cardwells.co.uk

FAR HEY CLOSE, RADCLIFFE. M26 3GL



- Three Bed Semi Detached
- Extended to the Rear
- Open Aspects to the Rear
- Garage
- Driveway
- No Onward Chain
- In Need of Refurbishment
- Early Viewing Advised



£220,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

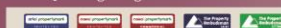
BURY

14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are pleased to bring to market this three bedroom extended semi detached home. In need of refurbishment and updating this sizeable property has huge potential and is offered with no onward chain. Comprising of; entrance hallway, lounge, dining room, 2nd reception room, kitchen, three bedrooms and a shower room. Externally this property has a driveway leading to a garage with up and over door with a great sized rear garden with open aspects to rear. Situated close to local transport links, good schools and local amenities this property would suit a family looking for a project. 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. Ceiling light point. Storage cupboard.

Lounge 14' 1" x 13' 3" (4.29m x 4.04m) UPVC double glazed window to front aspect. Radiator. Ceiling light point open plan to;

Dining Room 9' 0" x 8' 3" (2.74m x 2.51m) UPVC sliding patio door to rear aspect. Radiator. Ceiling light point.

2nd Reception Room 8' 8" x 8' 5" (2.64m x 2.56m) Under stairs storage. Ceiling light point. Archway to kitchen.

Kitchen 11' 9" x 9' 4" (3.58m x 2.84m) A range of wall and base units with stainless steel sink and drainer. Space for cooker. UPVC double glazed window to rear aspect. Door to rear aspect. Radiator. Ceiling light point.

First Floor Landing

Bathroom Specially adapted wet floor, fully wall tiled. Shower. Low flush wc. Pedestal wash hand basin. Ceiling light point. Radiator. Over stairs storage cupboard. UPVC double glazed window to front aspect.

Bedroom 1 10' 7" x 8' 7" (3.22m x 2.61m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 2 10' 6" x 8' 7" (3.20m x 2.61m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 3 10' 1" x 9' 5" (3.07m x 2.87m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes.

Externally Driveway to the front leading to a garage with up and over door. To the rear a paved patio area and garden.

Price £220,000

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 7th July 1974, meaning that there are 934 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

Viewing 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

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).

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 this family home is in a position which is regarded as having a "very low" risk of flooding

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that this 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.

Arranging a Mortgage 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"

