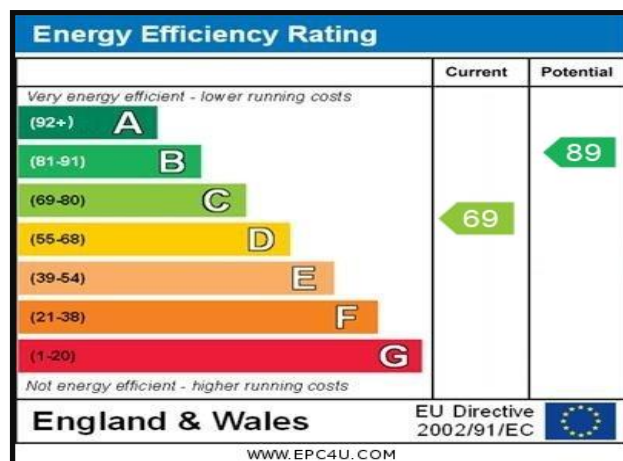
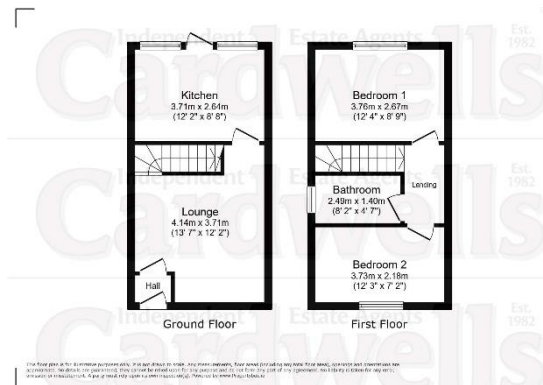




Independent Estate Agents  
**Cardwells**  
 www.cardwells.co.uk

**ALDFORD GROVE, BRADLEY FOLD, BL2**



- Semi Detached
- Two Double Bedrooms
- Modern Family Bathroom
- Driveway
- Garage
- Landscaped Gardens To Front & Rear
- No Onward Chain Delay



**Offers Over £195,000**

**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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Independent Estate Agents  
**Cardwells**  
 Est. 1982

Cardwells estate agents are delighted to bring to market this two double bedroom semi detached home. Conveniently located close to great transport links with Radcliffe, Bury and Bolton within easy reach this lovely home must be viewed early to avoid disappointment. Offered with no onward chain delay this property comprises; entrance hallway, lounge, kitchen/diner, two double bedrooms and a bathroom. Externally this property boasts a laid to lawn gardens to the front and side with a driveway leading to a garage with up and over door. To the rear a landscaped garden and patio area. Ideal for first time buyers. 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

### **Directions**

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway** Door to lounge. Laminate flooring. Ceiling light point.

**Lounge** 15' 7" x 12' 2" (4.75m x 3.71m) UPVC double glazed window to front aspect. Radiator. Laminate flooring. Ceiling light point. Open stairs to first floor.

**Kitchen/Diner** 12' 2" x 8' 8" (3.71m x 2.64m) Two UPVC double glazed windows and door to rear aspect. A range of wall and base units with gas hob, electric oven and extractor hood. Wall mounted boiler. Space for fridge freezer and plumbed for washing machine. Radiator. Ceiling light point.

**Family Bathroom** 9' 2" x 4' 7" (2.79m x 1.40m) Panelled bath. Low flush wc. Pedestal wash hand basin. Wall tiling. Over stairs storage cupboard. UPVC double glazed window to side aspect. Radiator. Ceiling light point.

**Master Bedroom** 12' 3" x 7' 2" (3.73m x 2.18m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Laminate flooring.

**Second Bedroom** 12' 4" x 8' 9" (3.76m x 2.66m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Externally** To the front laid to lawn gardens to front and side. Paved driveway leading to garage with up and over door. To the rear; a paved patio area and landscaped garden with mature shrubbery.

**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 B rated which is at an approximate annual cost of £1,878 (at the time of writing).

**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.

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

**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"