



WOLSEY CLOSE, RADCLIFFE, M26 3AG



- Four Bed End Terraced
- Three Reception Rooms
- Fitted Kitchen
- Family Bathroom & Guest WC
- Gardens to Three Sides
- Brick Built Outhouse & Garages
- No Onward Chain Delay
- Early Viewing Recommended



OIRO £225,000

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Located in a popular area of Radcliffe being close to the town centre and supermarkets. This deceptively spacious end terraced provides extremely flexible and versatile accommodation which requires viewing to fully appreciate the size standard and potential on offer. The accommodation has been extended and includes the fourth bedroom in the attic but quite uniquely the property also has substantial outbuildings comprising of a workshop and twin garages which could provide very useful work from home space subject to the relevant permissions being obtained. The accommodation is well presented and currently comprises entrance hall, lounge, dining room, fitted kitchen, conservatory, guest WC, Three bedrooms and a bathroom to the first floor with a fourth bedroom to the attic. Externally the property has gardens to 3 sides with sizable outhouse and garages providing further potential for accommodation or home office. There is also off-road parking with access to electric vehicle charging point. Early viewing of this deceptively spacious well presented property is highly recommended which in the first instance can be via our virtual viewing video and then in person by phoning our Cardwells Estate Agents Barry office on (0161) 761 1215 emailing barry@cardwell.co.uk or online via Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall Double glazed door to the front elevation leading into the hall stairs lead off to the first floor landing.

Lounge 14' 1" x 10' 10" (4.3m x 3.3m) Double glazed window to the front elevation. Radiator. Living flame gas fire in marble and wood effect surround. Glazed door through to the dining room.

Dining Room 14' 5" x 9' 10" (4.4m x 3.0m) Laminate floor. Twin glazed doors to the side elevation leading into the conservatory. Door leading off to the guest WC. Radiator. Recessed spotlights. Door through to the kitchen.

Kitchen 9' 6" x 9' 6" (2.9m x 2.9m) Double glazed window to the rear elevation with double glazed door to the side. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Gas cooker with extractor hood over. Plumbed for washing machine. Space for fridge freezer. Laminate floor. Radiator. Central heating boiler.

Conservatory 14' 5" x 5' 3" (4.4m x 1.6m) Double glazed windows to 3 elevations with sliding doors providing access to the rear garden. Tiled floor. Radiator. Recessed spotlights.

First Floor Landing Stairs lead off the hall to the first floor landing. Radiator. Stairs lead off to the attic bedroom. Recessed spotlights.

Bedroom 1 14' 1" x 8' 2" (4.3m x 2.5m) Double glazed window to the front elevation. Radiator. Fitted wardrobes with mirror fronted doors. Wall mounted TV point.

Bedroom 2 9' 10" x 8' 2" (3.0m x 2.5m) Double glazed window to the side elevation. Fitted wardrobes. Radiator. Currently used as a study.

Bedroom 3 9' 10" x 9' 6" (3.0m x 2.9m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator. Wall mounted TV point.

Shower Room 5' 11" x 5' 11" (1.8m x 1.8m) Double glazed window to the rear elevation. Three piece suite comprising corner shower cubicle, vanity sink with storage and close coupled w.c.

Attic Bedroom 11' 6" x 11' 6" (3.5m x 3.5m) Stairs lead off the landing to the attic bedroom four. Double glazed window to the side elevation. Radiator.

Outhouse 15' 9" x 10' 6" (4.8m x 3.2m) Twin double glazed windows to the side elevation overlooking the garden. Power and lighting.

Garage 0' 0" x 0' 0" (0m x 0m) Twin garages each measuring 4.8 x 2.3 m with up and over door power and lighting.

Externally The front of the property is sat off a pretty pedestrian section which leads to the private garden which is low maintenance having artificial lawn and shub borders which leads around to paved side garden providing seating and gated access to the parking beyond and also lead around to the rear garden, which has a brick built work shop terraced garden area with shrubs and pond. To the side of the property is ample parking leading to twin garages with open and over doors.

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 liable for Bury Council Tax. The property is A rated which is at an approximate annual cost of £1,610 (at the time of writing).

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