



Independent Estate Agents
Cardwells
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RADCLIFFE ROAD, BURY, BL9



- Semi Detached Bungalow
- Two Bedrooms
- Extended Kitchen
- Conservatory
- Driveway
- Detached Garage
- Two Loft Rooms
- No Onward



£275,000

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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 two bedroom semi detached bungalow. Offering versatile and sizeable living accommodation this property is offered with no onward chain. Situated in a popular residential area this well cared for home would suit someone looking to put their own stamp on a property! Comprising; entrance porch, hallway, lounge, extended kitchen diner, conservatory, two bedrooms and a bathroom. From the hallway there are pull down ladders leading to two loft rooms. Externally this property boasts a sizeable gated driveway for numerous cars leading to a detached garage with landscaped gardens to the front and rear. 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 Porch UPVC double double doors to front aspect. Door leading to hallway.

Hallway Radiator. Wall light point, loft access with pull down ladders.

Lounge 12' 4" x 10' 4" (3.76m x 3.15m) Single glazed stain glass bay window to front aspect. Two UPVC double glazed windows to side aspect. Radiator.

Dining Kitchen 21' 3" x 7' 5" (6.47m x 2.26m) Three UPVC double glazed window to sides and rear aspect. UPVC door to side aspect. Two radiators. Two ceiling light points. A range of wall and base units with stainless steel sink and drainer. Space for cooker. Plumbed for washer. Gas hob, electric oven and extractor hood. Wall mounted boiler.

Side Porch UPVC double glazed windows and door leading to garden.

Conservatory 17' 8" x 8' 7" (5.38m x 2.61m) UPVC double glazed with door to rear aspect.

Bedroom 1 14' 4" x 8' 0" (4.37m x 2.44m) Single glazed stain glass bay window to front aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 2 10' 10" x 10' 5" (3.30m x 3.17m) Currently being utilised as a second sitting room. Radiator. Ceiling light point. UPVC double glazed patio doors leading to conservatory. Feature fire and surround.

Bathroom 8' 2" x 7' 9" (2.49m x 2.36m) Panelled bath. Shower cubicle. Low flush wc. Wash hand basin. Ceiling light point. UPVC double glazed window to rear aspect.

Externally landscaped front and rear gardens. To the side a paved and gated driveway for numerous cars leading to a detached garage with up and over door.

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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 £2,416 (at the time of writing).

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

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"

