



BOLTON ROAD, RADCLIFFE, M26



- Three Bedroom Terrace
- Paved Garden To Rear
- Modern Kitchen & Bathroom
- Beautifully Presented Throughout
- Close To Local Transport Links
- Ideal First Time Buy!
- Early Viewings Advised
- Close To An Abundance Of Local



£170,000 Offers Over

BOLTON

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BURY

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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells estate agents are delighted to bring to market this stunning three bedroom terraced home. Beautifully presented throughout with a stunning modern kitchen and bathroom this would suit a first time buyer and early viewing is highly advised! Comprising; entrance vestibule, lounge, modern fitted breakfast kitchen, three bedrooms and a modern bathroom. Externally this property is garden fronted with a landscaped rear garden. Situated close to local amenities, transport links and good schools this property must be viewed early to avoid disappointment. 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 Vestibule Door to lounge.

Lounge 14' 3" x 13' 9" (4.34m x 4.19m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Feature fire and surround.

Breakfast/ Kitchen 14' 2" x 10' 5" (4.31m x 3.17m) A range of modern wall and base units with complementing work surfaces and inset Belfast sink. Gas hob, electric oven and extractor hood. Plumbed for washing machine. Space for dryer. Wall mounted combination boiler. UPVC double glazed window and door to rear aspect. Under stairs storage. Radiator. Ceiling light point.

Bedroom 1 13' 4" x 8' 5" (4.06m x 2.56m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Storage cupboard and wardrobes.

Bedroom 2 10' 4" x 5' 5" (3.15m x 1.65m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 3 7' 7" x 6' 9" (2.31m x 2.06m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bathroom 6' 7" x 5' 5" (2.01m x 1.65m) Panelled bath with overhead thermostatic shower. Low flush wc. Wash hand basin. Wall and floor tiling. Radiator. UPVC double glazed window to rear aspect. Spotlighting.

Externally To the front a paved front garden. To the rear an enclosed paved rear yard.

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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 24th September 1882, meaning that there are 846 years remaining. Our clients advise us that leasehold charge is £1.75 per annum. 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 A rated which is at an approximate annual cost of £1,610 (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.

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"