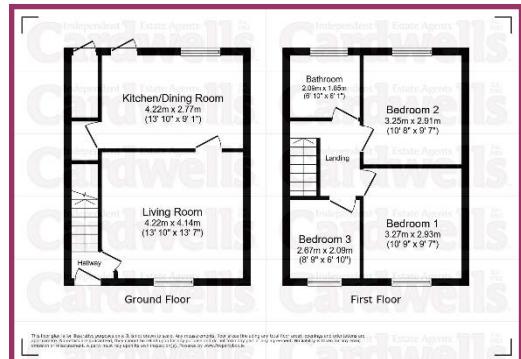
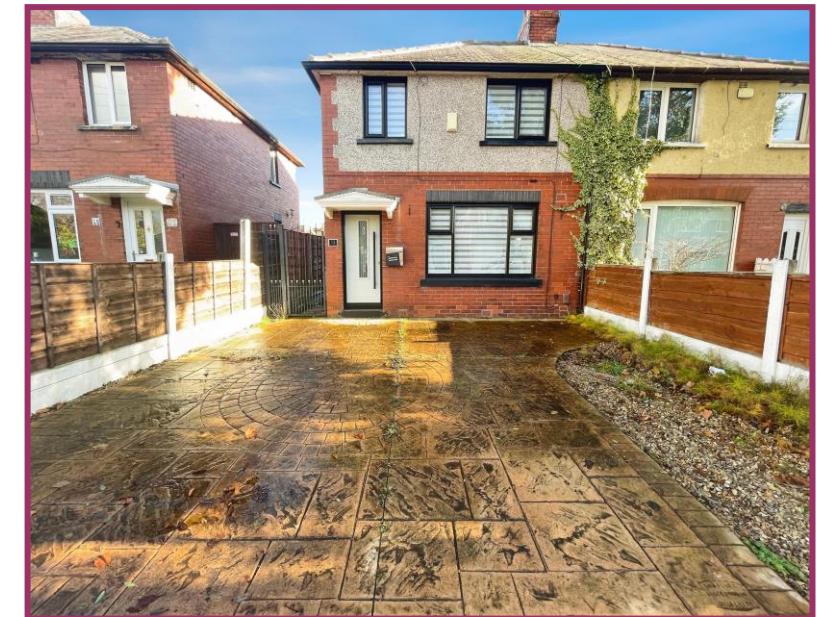


SEDDON LANE, RADCLIFFE. M26 1HZ



- Three Bed Semi Detached
- Fitted Dining Kitchen
- Recently Renovated
- Some Finishing Off Required
- Off Road Parking
- Enclosed Garden to Rear
- No Onward Chain Delay
- FREEHOLD



OIRO £185,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

BURY

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LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
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Located in the sought after area of Prestolee on the fringe of Stoneclough having excellent motorway access as well as wide ranging amenities, this three bedroom semi detached makes an ideal commuter base for those wanting convenience and comfortable living. The accommodation has been recently upgraded and just requires some minor finishing touches allowing you to add your own personal style and taste. The accommodation currently comprises entrance hall, lounge, fitted dining kitchen with large under stairs storage, three bedrooms and a stylish bathroom with three-piece suite. Externally the property enjoys garden's to both front and rear with the added advantage of a dropped curb leading to the driveway to the front. Available with no onward chain delay, early viewing is advised to fully appreciate this property, which in the first instance can be via our virtual viewing video and then in person by calling our Cardwells Estate Agent's Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall Composite door to the front elevation leading into the hall. Stairs lead off to the first floor landing.

Lounge 13' 0" x 12' 4" (3.95m x 3.76m) Double glazed window to the front elevation. Radiator. Door through to dining kitchen.

Kitchen/Diner 13' 7" x 9' 5" (4.15m x 2.86m) Double glazed window and door to the rear elevation. Range of base units with contrasting works surfaces and matching wall mounted cabinets. Inset sink and drainer. Four burner gas hob with electric oven below. Space and plumbing for washing machine. Space for fridge freezer. Tiled floor.

Store Cupboard 6' 11" x 2' 9" (2.1m x 0.85m) Double glazed window to the side elevation. Meters and consumer unit.

First Floor Landing Stairs lead off the hall to the first floor landing. Double glazed window to the side elevation. Loft access.

Bedroom 1 12' 10" x 9' 9" (3.91m x 2.98m) Double glazed window to the front elevation. Radiator. Part completed built-in wardrobes.

Bedroom 2 10' 2" x 9' 4" (3.1m x 2.85m) Double glazed window to the rear elevation. Radiator. Built-in storage.

Bedroom 3 8' 8" x 7' 1" (2.65m x 2.15m) Double glazed window to the front elevation. Over stairs bulkhead. Radiator.

Bathroom Double glazed window to the rear elevation. Three-piece suite comprising bath with shower over, pedestal wash handbasin and close coupled WC. Chrome heater to towel rail. Tiled elevations. Tiled floor.

Externally The front of the property has a concrete imprint driveway providing off-road parking for 2 vehicles. The rear enjoys a low maintenance garden with paved patio leading to raised borders with gravel and artificial grass. Fencing closed. Pleasant views to the rear.

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

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is **IFREEHOLD**. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is A rated which is at an approximate annual cost of £1,511 (at the time of writing).

Thinking of Selling If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a Mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

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"

