



TURKS ROAD, RADCLIFFE. M26 3NW



- Three Bedroomed Semi Detached
- Two Reception Rooms
- Driveway to the Front
- Detached Garage
- Gardens to Front & Rear
- Close to Local Amenities
- Superb Transport Links
- Early Viewing Advised



£250,000

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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 well cared for three bedroom semi detached home. Offered with no onward chain delay and situated close to local amenities, superb transport links and good schools, this property would be the ideal family home! Comprising of; entrance porch, hallway, lounge, dining room, kitchen, three fitted bedrooms and a family bathroom. Externally this property boasts a driveway to the front and side leading to a detached garage! Internal. 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 Door leading to hallway.

Hallway Ceiling light point. Stairs to first floor.

Lounge 11' 7" x 11' 5" (3.53m x 3.48m) UPVC double glazed bay window to front aspect. Radiator. Ceiling light point. Two wall light points. Feature electric fire and surround.

Dining Room 16' 7" x 9' 8" (5.05m x 2.94m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Feature gas fire and surround.

Kitchen 10' 2" x 7' 6" (3.10m x 2.28m) UPVC double glazed window to rear aspect and door to side aspect. Understairs storage housing boiler. A range of wall and base units with stainless steel sink and drainer. Double electric oven, ceramic hob and extractor hood. Plumbed for washing machine. Space for fridge freezer. Three ceiling light points.

First Floor Landing

Bathroom 8' 2" x 7' 8" (2.49m x 2.34m) UPVC double glazed window to rear aspect. Panelled bath. Shower cubicle with overhead thermostatic shower. Low flush wc. Wash hand basin. Chrome effect towel radiator. Wall tiling. Spot lighting.

Bedroom 1 13' 6" x 9' 6" (4.11m x 2.89m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes

Bedroom 2 13' 9" x 9' 8" (4.19m x 2.94m) UPVC double glazed bay window to front aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 3 8' 1" x 7' 4" (2.46m x 2.23m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes.

Externally to the front a laid to lawn garden with planted borders. Patterned imprinted path and driveway. To the side a gated patterned imprinted driveway leading to a detached garage with up and over door. To the rear, a patterned imprinted path, paved steps to laid to lawn garden, mature shrubbery a planted borders.

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 10th July 1952, meaning that there are 916 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

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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 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 shows that the property is not within a Conservation Area.

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.

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"

