

Independent Estate Agents
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MATHER STREET, RADCLIFFE. M26 4TL



- Mid Terraced Property
- Two Double Bedrooms
- Well Presented Throughout
- Enclosed Rear Garden
- Close to Tram Station
- Close to Local Amenities
- Ideal First Time Buy
- Early Viewing Advised



Offers Over £150,000

BOLTON

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T: 01204 381 281
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Incorporating: Wright Dickson & Catlow, WDC Estates

BURY

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LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
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Cardwells Estate Agents are delighted to bring to market this well presented two bedroom mid terraced. Situated in the heart of Radcliffe with an array of local amenities on the doorstep and just a stones throw away from Radcliffe Tram station as well as superb transport links; this property would suit a first time buyer! Comprising; entrance vestibule, lounge, dining kitchen, two double bedrooms and a bathroom. Externally there is an enclosed rear garden. On street parking is ample with a further a free public car park opposite the front of the property. 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 leading to lounge.

Lounge 13' 9" x 12' 9" (4.2m x 3.89m) UPVC double glazed window to front aspect. Ceiling light point. Radiator. Feature electric fire and surround.



Kitchen 13' 9" x 7' 10" (4.2m x 2.4m) Two UPVC double glazed windows and door to rear aspect. Wall mounted boiler. Two ceiling light points. Radiator. A range of wall and base units with complementing work surfaces and tiled splash back. Stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washing machine.



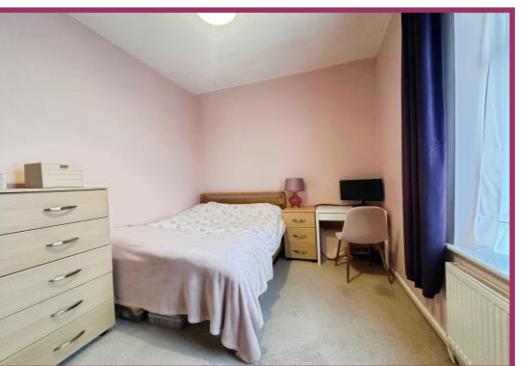
First Floor Landing

Bathroom Twin grip panelled bath with thermostatic shower over head. Low flush wc. Pedestal wash hand basin. Partially wall tiled. Radiator. Ceiling light point.



Bedroom 1 12' 5" x 8' 10" (3.79m x 2.68m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 2 14' 1" x 7' 10" (4.3m x 2.4m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Over stairs storage cupboard with loft access.



Externally Pavement fronted with on street parking and an enclosed rear paved yard with freestanding shed.

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 30th April 1878, meaning that there are 849 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).

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"