



Independent Estate Agents
Cardwells Est. 1982

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FIRWOOD CRESCENT, RADCLIFFE, M26 1BN



- Three Bedroom Semi
- Driveway for Numerous Cars
- Rear Garden
- Popular Residential Location
- Ideal Family Home
- Downstairs WC
- Close to Transport Links
- Early Viewing Advised



£225,000

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E: bolton@cardwells.co.uk

BURY
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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 three bedroom semi detached home. Situated close to local amenities, good schools and superb transport links this family home comprises; entrance hallway, lounge/diner, kitchen/diner, downstairs wc, three bedrooms and a family bathroom. Externally this property boasts a driveway for numerous cars with a great sized rear garden! 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:

Hallway Stairs to first floor. Ceiling light point.

Lounge/Diner 15' 4" x 11' 5" (4.68m x 3.49m) UPVC double glazed window to front and rear aspect. Radiator. Ceiling light point. Inset feature gas fire.

Kitchen/Diner 13' 0" x 9' 7" (3.95m x 2.93m) UPVC double glazed window to side and front aspect. A range of wall and base units with stainless steel sink and drainer. Space for range cooker. Plumbed for washer. Space for fridge freezer. Radiator. Ceiling light point. Under stairs storage cupboard.

Downstairs Cloak/WC Wall mounted boiler. Low flush wc, wash hand basin. UPVC double glazed window. Door to rear garden. Radiator. Ceiling light point.

Bathroom 6' 2" x 5' 5" (1.88m x 1.66m) UPVC double glazed window to rear aspect. Chrome effect towel radiator. Shower cubicle with overhead shower. Low flush wc. Pedestal wash hand basin. Ceiling light point. Wall tiling.

Bedroom 1 10' 6" x 8' 7" (3.21m x 2.61m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 2 10' 2" x 9' 10" (3.1m x 3.0m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Storage cupboard

Bedroom 3 8' 7" x 7' 1" (2.62m x 2.16m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Landing UPVC double glazed window. Ceiling light point.

Externally A paved driveway to both sides with a paved path leading to the front door. To the rear; a paved patio with a raised laid to lawn garden area with planted borders and freestanding shed.

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD

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.

Floor Risk Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having "Very Low" risk of flooding.

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"

