

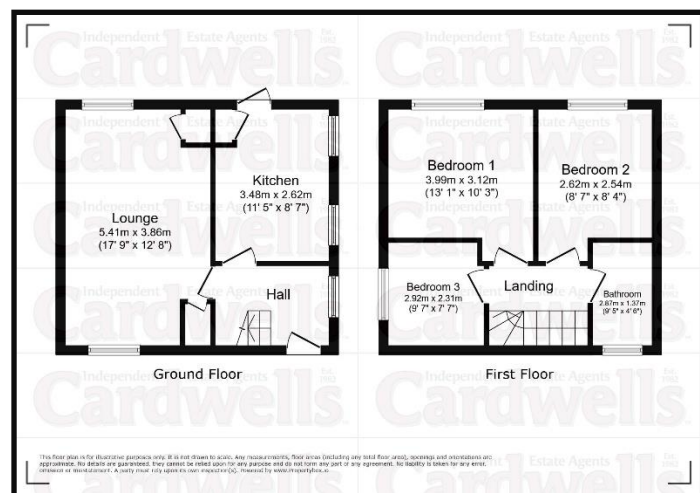


Independent Estate Agents
Cardwells
www.cardwells.co.uk

OUTWOOD ROAD, RADCLIFFE M26



- Semi Deatched
- Three Bedrooms
- Modern Family Bathroom
- Garden To The Rear
- Close To Local Ameneties
- Ideal Family Home
- Early Viewing Advise!
- Close To Transport Links



£250,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells
 Est. 1982

Cardwells estate agents are delighted to bring to market this three bedroom semi detached home. Situated close to local amenities, superb transport links and good schools this property would suit a growing family! Briefly comprising; entrance hallway, lounge, kitchen, three bedrooms and a modern fitted bathroom. Externally this property boasts gardens to the front and rear. Internal and early viewing is highly advised. 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 Hallway UPVC double glazed window to side aspect. Laminate flooring. Radiator. Ceiling light point. Stairs to first floor.

Lounge 17' 9" x 12' 8" (5.41m x 3.86m) UPVC double glazed windows to front and rear aspect. Wood burning stove. Two radiators storage cupboard. Laminate flooring. Ceiling light point.

Kitchen 11' 5" x 8' 7" (3.48m x 2.61m) Two UPVC double glazed windows to side aspect. UPVC door to rear garden. A range of wall and base units with stainless steel sink and drainer. Space for cooker and fridge freezer. Plumbed for washer. Storage housing dryer. Tiled flooring. Radiator. Ceiling light point. Wall mounted boiler.

Landing UPVC double glazed window to front aspect.

Bathroom 9' 5" x 4' 6" (2.87m x 1.37m) UPVC double glazed window to front aspect. Panelled bath with overhead shower. Low flush w/c. Wash hand basin. Partially wall tiled and tiled flooring. Chrome effect towel radiator. Ceiling light point.

Bedroom 1 13' 1" x 10' 3" (3.98m x 3.12m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 2 8' 4" x 8' 7" (2.54m x 2.61m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 3 9' 7" x 7' 7" (2.92m x 2.31m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Externally Laid to lawn garden and paved path leading to the front door. To the rear; laid to lawn garden to rear and side. Planted borders and raised pond.

Viewings 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

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).

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

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

Thinking Of Selling? If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

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"

