



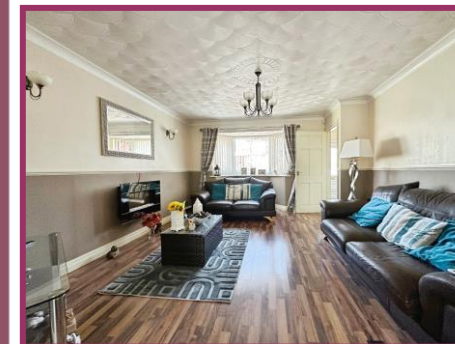
# Independent Estate Agents **Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**SHETLAND WAY, RADCLIFFE, M26 4UH**



- Detached Family Home
- Four Bedrooms
- Double Integral Garage
- Large Driveway
- Two Reception Rooms
- Ensuite/Guest Cloaks
- Close to Local Amenities
- Internal Viewing Highly Advised



**O/O £450,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this superb four bedroom executive detached home! Located just off Greenbank Road in Radcliffe this property occupies a generous plot and comprises; entrance hallway, downstairs wc, lounge, dining room, dining kitchen, four bedrooms (master en suite) and a family bathroom. Externally this property boasts a generous driveway for numerous cars to the front, leading to a double integral garage. To the rear a stunning landscaped garden. Situated close to local transport links, good schools and an array of local amenities, this really is the ideal family home! 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 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Hallway** Ceiling light point. Stairs to first floor. Under stairs storage cupboard.

**Guest Cloaks** UPVC double glazed window. Radiator. Ceiling light point. Low flush wc. Pedestal wash hand basin.

**Lounge** 14' 4" x 13' 0" (4.38m x 3.97m) UPVC double glazed bay window. Radiator. Ceiling light point. Two wall light points. Double doors leading to dining room.

**Dining Room** 13' 1" x 10' 3" (3.98m x 3.12m) UPVC double glazed patio doors leading to rear garden. Radiator. Ceiling light point.

**Kitchen/Diner** 15' 7" x 11' 3" (4.75m x 3.44m) UPVC double glazed window to rear. UPVC double glazed window to side. A range of wall and base units with stainless steel sink and drainer, gas hob, electric oven and extractor hood. Built in microwave. Integrated dishwasher. Space for fridge freezer. Spotlighting. Radiator.

**Utility room** 5' 8" x 5' 4" (1.73m x 1.62m) UPVC double glazed window. Stainless steel sink and drainer. Plumbed for washing machine. Radiator. Ceiling light point. Door to integral garage.

**First Floor Landing**

**Family Bathroom** 7' 10" x 6' 11" (2.38m x 2.12m) UPVC double glazed window. Radiator. Spotlighting. Panelled bath. Low flush wc. Vanity wash hand basin. Partially wall tiled.

**Bedroom 1** 14' 1" x 13' 1" (4.3m x 4.0m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

**En-suite** Two UPVC double glazed windows. Shower enclosure with overhead thermostatic shower. Low flush wc. Wash hand basin with vanity unit. Partially wall tiled. Radiator. Spotlighting.

**Bedroom 2** 13' 7" x 8' 7" (4.13m x 2.61m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

**Bedroom 3** 10' 6" x 10' 9" (3.19m x 3.28m) UPVC double glazed window. Radiator. Ceiling light point.

**Bedroom 4** 9' 2" x 9' 2" (2.8m x 2.8m) UPVC double glazed window. Radiator. Ceiling light point.

**Double Integral Garage** 18' 8" x 18' 1" (5.7m x 5.5m) Two up and over doors. Power and electrics. Wall mounted boiler.

**Externally** To the front a block paved driveway for numerous cars leading to double garage. To the rear a decked patio area to side and rear with feature lighting. Laid to lawn garden with planted and landscaped boarder. Free standing 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 October 1994 meaning there is 967 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

**Council Tax** The property is liable for Bury Council Tax. The property is E rated which is at an approximate annual cost of £3,123 (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 Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bolton 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 Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

