



Independent Estate Agents **Cardwells** Est. 1982

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RUTLAND HOUSE CONEY GREEN, RADCLIFFE, M26 4ER



- End Terraced
- Three Bedrooms
- Driveway
- Open Aspects to Front
- Idyllic Location
- Close to Local Amenities
- Original Ornate Features
- Early Viewing Advised



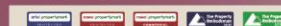
£260,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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Tucked away in a peaceful and private position off Greenbank Road, Rutland House is a truly special home that feels worlds away from the everyday. Set on a generous plot and surrounded by open countryside, this charming three-bedroom end-terraced property enjoys uninterrupted views across open fields, offering a rare sense of space, tranquillity, and connection to nature. One of the standout features of this home is its stunning, mature garden, which wraps gracefully around the side of the property. Lovingly nurtured over decades, it is a haven of established trees, flowering plants, and carefully curated shrubbery that create both colour and privacy throughout the seasons. This outdoor space is not only beautifully landscaped but also provides a serene retreat—perfect for relaxing, entertaining, or simply enjoying the sights and sounds of nature in complete seclusion. The property's open aspects to the front further enhance its appeal, with picturesque views stretching across a farmer's field. These uninterrupted vistas bring a sense of calm and openness rarely found in homes of this type, making it ideal for those seeking a quieter lifestyle without sacrificing convenience. Despite its tucked-away feel, Rutland House remains well-positioned, offering a private yet accessible location that blends rural charm with nearby amenities. The sense of privacy here is exceptional, making it a true hidden gem for buyers looking for something unique. Inside, the home retains a wealth of original ornate features that add character and elegance throughout. High ceilings, decorative detailing, and well-proportioned rooms reflect the property's heritage, while large windows invite natural light to flood the interiors, enhancing the bright and airy atmosphere. Altogether, Rutland House is a rare opportunity to own a distinctive home where character, space, and natural beauty come together seamlessly—an idyllic escape that must be experienced in person to be fully appreciated. Comprises; entrance porch, hallway, lounge, dining room, kitchen, utility room, downstairs wc, cellar storage room, three bedrooms and a bathroom.

Directions – M26 4ER

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch Original wall tiling. Door to hallway.

Hallway Radiator. Ceiling light point. Door to cellar storage room under stairs.

Lounge 17' 4" x 13' 11" (5.29m x 4.25m) UPVC double glazed bay window to front aspect. Two UPVC double glazed windows to side aspect. Radiator. Ceiling light point. Wood burning stove and surround.

Dining Room 14' 4" x 13' 10" (4.36m x 4.22m) Two UPVC double glazed windows to side aspect. UPVC double glazed porthole window to side aspect. Radiator. Ceiling light point.

Kitchen 9' 3" x 9' 1" (2.82m x 2.78m) UPVC double glazed window to side aspect. Door leading to rear porch. Radiator. Spot lighting. A range of wall and base units with stainless steel sink and drainer. Space for cooker.

Utility room 9' 9" x 7' 3" (2.96m x 2.21m) UPVC double glazed window to rear and side aspect. Wall mounted boiler. Plumbed for washing machine. Space for fridge freezer. Radiator. Ceiling light point.

Guest Cloaks UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Low flush wc. Wall mounted wash hand basin.

First Floor Landing

Bedroom 1 14' 4" x 13' 11" (4.36m x 4.25m) UPVC double glazed window to side and front aspect. Radiator. Ceiling light point.

Bedroom 2 14' 4" x 13' 11" (4.36m x 4.25m) UPVC double glazed window to side and rear aspect. Radiator. Ceiling light point.

Bedroom 3 8' 3" x 6' 0" (2.52m x 1.83m) UPVC double glazed window. Radiator. Ceiling light point.

Bathroom 7' 11" x 5' 10" (2.42m x 1.79m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Panelled bath with overhead electric shower. Low flush wc. Wash hand basin. Linen cupboard.

Externally This property is accessible via the rear of the property, which benefits from a paved driveway for numerous cars. A gated path leads to a stunning side garden with mature plants, trees, pond and shrubbery. To the front a cobbled path leads to the front door with stunning open aspects.

Viewing 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

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 155 year term which started on 19th February 1902 meaning there is 874 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is C rated which is at an approximate annual cost of £2,271 (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.

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.

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

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