



Independent Estate Agents
Cardwells Est. 1982

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TINTAGEL COURT, RADCLIFFE. M26 3TY



- Executive Detached Family Home
- Four Bedrooms
- Four Reception Rooms
- Kitchen & Utility Room
- Detached Double Garage
- Driveway for Numerous Cars
- Superb Transport Links
- Early Viewing Advised



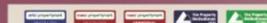
£475,000

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Cardwells estate agents are delighted to bring to market this beautifully presented four bedroom executive detached family home. Situated in a secluded cul de sac position this superb family home occupies a generous plot and comprises; entrance hallway, downstairs wc, lounge, dining room, study, conservatory, kitchen and utility room to the ground floor. To the first floor there are four generously sized bedrooms with an en suite and a family bathroom. Externally this property boasts a driveway for numerous cars leading to a detached double garage with a large rear landscaped garden! Situated close to local amenities, superb transport links and good schools, Internal and early viewing is highly advised to fully appreciate this fantastic family home!

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Two ceiling light points. Understairs storage. Radiator. Stairs to first floor.

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

Study 8' 0" x 6' 6" (2.43m x 1.98m) UPVC double glazed window. Radiator. Ceiling light point.

Lounge 18' 6" x 12' 0" (5.64m x 3.65m) UPVC double glazed window. Two radiators. Two ceiling light points. Two wall light points. Feature fire and surround. Sliding patio doors to conservatory.

Conservatory 10' 9" x 10' 8" (3.27m x 3.26m) UPVC double glazed throughout with patio doors leading to kitchen. Fitted with a tiled roof. Radiator. Spotlighting.

Dining Room 10' 8" x 10' 4" (3.26m x 3.16m) UPVC double glazed window. Radiator. Ceiling light point.

Kitchen 12' 9" x 10' 2" (3.89m x 3.11m) Two UPVC double glazed windows. A range of wall and base units with sink and drainer. Under unit lighting. Space for range gas cooker. Space for fridge and freezer. Towel radiator. Spotlighting.

Utility room 7' 10" x 5' 2" (2.4m x 1.57m) Composite door to side. Wall mounted boiler. Wall and base units with stainless steel sink and drainer. Plumbed for washing machine and dishwasher. Space for dryer. Ceiling light point. Radiator.

First Floor Landing large landing with loft access and ceiling light point. Storage cupboard.

Bedroom 1 11' 9" x 11' 1" (3.57m x 3.37m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes and overhead storage and bedside drawers. Door to en suite.

En-suite UPVC double glazed window. Shower cubicle with overhead shower over. Low flush wc. Wash hand basin. Radiator. Wall and floor tiling. Spotlighting.

Bedroom 2 12' 0" x 8' 6" (3.67m x 2.58m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 12' 3" x 9' 9" (3.73m x 2.98m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 4 8' 5" x 6' 9" (2.56m x 2.07m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes and built in bed with storage drawers. Fitted drawers and vanity unit.

Family Bathroom 8' 6" x 5' 1" (2.6m x 1.56m) UPVC double glazed window. Spotlighting. Radiator. Panelled bath with overhead thermostatic shower. Low flush wc. Wash hand basin. Wall and floor tiling.

Externally To the front a block paved driveway for numerous cars leading to a detached double garage with up and over doors. Landscaped laid to lawn front garden. Gated and paved side access. To the rear a large laid to lawn garden, patio area with pergola, greenhouse, mature shrubbery and vegetable patch.

Double Garage 17' 2" x 16' 1" (5.24m x 4.9m) Two up and over doors to the front. Door to side. Lighting and power.

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.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is E rated which is at an approximate annual cost of £2,951 (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"

