



**ELSWORTH CLOSE, RADCLIFFE M26 1UJ**



- Semi Detached
- Three Bedrooms
- Newly Fitted Boiler
- No Onward Chain
- Well Presented Throughout
- Parking for Numerous Cars
- Guest WC
- Enclosed Rear Garden



**£250,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this three bedroom semi detached home. Offered with no onward chain delay! Beautifully presented throughout, this property is situated on a popular residential estate and is close to local amenities, transport links and fantastic schools! Comprising; entrance hallway, downstairs wc, lounge, modern breakfast kitchen, three bedrooms and a bathroom. Externally this property boasts parking for numerous cars to the side with a good sized enclosed 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:**

**Entrance Hallway** Ceiling light point. Radiator.

**Guest WC** UPVC double glazed window to front aspect. Low flush wc. Wash hand basin. Radiator. Ceiling light point.

**Lounge** 15' 9" x 14' 6" (4.8m x 4.43m) UPVC double glazed window to front aspect. Radiator. Gas fire and feature surround. Laminate flooring. Ceiling light point. Stairs to first floor.

**Kitchen/Diner** 14' 10" x 8' 4" (4.52m x 2.53m) UPVC double glazed window and patio doors to rear aspect. Under stairs storage. Radiator. Ceiling light point. Laminate flooring. A range of recently refitted modern wall and base units and breakfast bar. Gas hob, electric oven and extractor hood. Plumbed for washing machine. Space for fridge freezer.

### **First Floor Landing**

**Bathroom** 6' 2" x 5' 10" (1.88m x 1.79m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Twin grip panelled bath with overhead shower. Low flush wc. Wash hand basin.

**Bedroom 1** 13' 5" x 8' 6" (4.1m x 2.58m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Laminate flooring. Fitted wardrobes.

**Bedroom 2** 10' 9" x 8' 6" (3.27m x 2.59m) UPVC double glazed window to rear aspect, fitted wardrobes. Radiator. Ceiling light point.

**Bedroom 3** 7' 3" x 6' 0" (2.21m x 1.84m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Over stairs storage cupboard.

**Externally** Parking for three cars to side. Paved to the front. To the rear, a paved patio area and enclosed laid to lawn garden.

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**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is Leasehold, 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 rated which is at an approximate annual cost of £2,146 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre marketing research shows that the property is not within a Conservation Area.

**Flood Risk** Cardwells Estate Agents pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

**Thinking of selling** 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

**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"

