



Independent Estate Agents Cardwells

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ORKNEY CLOSE, RADCLIFFE. M26 2WR



- Three Bedroomed Semi
- Modern Kitchen & Bathroom
- Generous Rear Garden
- Driveway to Front
- Ideal First Time Buy
- Close to Local Tram Station
- Early Viewing Advised
- Well Presented Throughout



£115,000 50% SHARE

BOLTON

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BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



Cardwells Estate Agents in Bury are delighted to bring to market this immaculately presented three-bedroom semi-detached family home, offering stylish and well-maintained accommodation in a highly convenient residential location. Situated just off Bury Road in Radcliffe, the property is ideally placed for access to a wide range of local amenities, well-regarded schools and excellent transport links. Radcliffe Metrolink station is within easy reach, providing convenient connections into Bury, Manchester and the surrounding areas, while both Bury and Radcliffe town centres are only a short drive away. Internally, the accommodation has been thoughtfully presented throughout and briefly comprises an inviting entrance hallway, a comfortable and spacious lounge, and a modern fitted dining kitchen providing an ideal setting for both everyday family life and entertaining. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property continues to impress with a generous driveway providing off-road parking for two vehicles, together with the added benefit of an installed electric vehicle charging point. There are attractive landscaped gardens to both the front and rear, with the enclosed rear garden offering an ideal space for outdoor dining, entertaining and family recreation. Combining modern presentation and excellent access to local amenities and transport links, this superb home would make an ideal purchase for first-time buyers, couples or growing families. Internal and early viewing is highly recommended to fully appreciate everything this impressive property has to offer. Call Cardwells Bury on 0161 761 1215 to arrange an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Stairs to first floor. Ceiling light point. Radiator.

Lounge 15' 4" x 11' 8" (4.68m x 3.56m) UPVC double glazed window. Radiator. Ceiling light point. Under stairs storage cupboard.

Kitchen/Diner 14' 10" x 8' 10" (4.52m x 2.69m) UPVC double glazed patio doors and window. Radiator. Two ceiling light points. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washing machine. Integrated fridge freezer and wine cooler. Wall mounted boiler.

First Floor Landing

Bathroom 6' 7" x 5' 6" (2.0m x 1.68m) UPVC double glazed window. Radiator. Panelled bath with overhead shower. Low flush wc. Vanity wash hand basin. Wall tiling. Storage cupboard. Ceiling light point.

Bedroom 1 13' 1" x 8' 3" (3.98m x 2.51m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 11' 3" x 7' 10" (3.43m x 2.39m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 7' 5" x 6' 6" (2.25m x 1.99m) UPVC double glazed window. Radiator. Ceiling light point. Over stairs storage cupboard.

Externally laid to lawn garden and planted borders to front. Driveway to the side with wall mounted EV charger. To the rear a paved patio area, laid to lawn garden, planted borders and brick built shed.

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 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 B rated which is at an approximate annual cost of £1,798 (at the time of writing).

Conservation Area Cardwells Letting Agents Bury pre market research indicates that the property is not in 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 "No" risk of flooding.

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"

