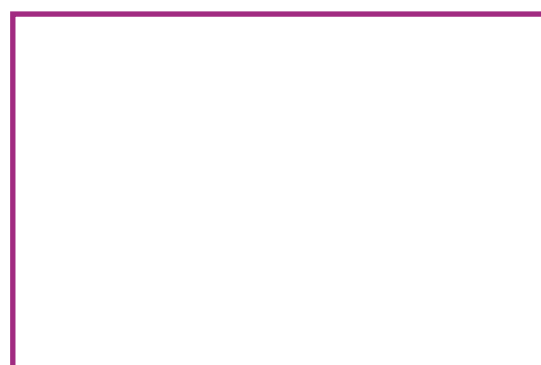




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IRWELL CLOSE, RADCLIFFE, M26 1LG



- Three Bedrooms
- Modern Interior
- Ideal First Time Buy
- Early Viewing Advised
- Landscaped rear Garden
- Close to Radcliffe Town Centre
- Close To Local Amenities
- Superb Transport Links Nearby



£220,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
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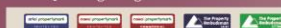
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Incorporating: Wright Dickson & Catlow, WDC Estates



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 Est. 1982

Cardwells Estate Agents are delighted to bring to market this immaculately presented three-bedroom terraced property, offering spacious, stylish and beautifully maintained accommodation throughout. Boasting a tasteful blend of modern finishes, contemporary décor and a welcoming atmosphere, this wonderful home is perfectly suited to first-time buyers, growing families or those looking to take their next step on the property ladder. Ideally positioned just a stone's throw from Radcliffe town centre, the property enjoys a highly convenient location with an excellent range of local shops, supermarkets, schools, amenities and transport links all within easy reach. The nearby Metrolink network provides convenient access to Bury, Manchester city centre and surrounding areas, making this an appealing choice for commuters and families alike. Upon entering the property, you are welcomed by an entrance hallway which leads through to the beautifully presented lounge, providing a comfortable and inviting space in which to relax and unwind. The heart of the home is undoubtedly the modern dining kitchen, offering a stylish and practical setting for everyday family living, cooking and entertaining. With ample space for dining, this versatile room is ideal for everything from busy family breakfasts to enjoying evenings with friends and relatives. To the first floor, the property offers three well-proportioned bedrooms, providing flexible accommodation for a growing family, guests or those requiring a dedicated home office. Completing the internal accommodation is a contemporary family bathroom, finished in a modern style, together with the added convenience of a separate WC. Externally, the property continues to impress. To the front is a garden frontage, whilst to the rear is a beautifully landscaped, enclosed garden, offering a delightful outdoor space for relaxing, entertaining and enjoying the warmer months. The enclosed setting makes this a particularly appealing feature for families and those who appreciate having their own private outdoor retreat. Having been maintained and presented to an excellent standard throughout, this attractive home offers the opportunity for prospective purchasers to move in and immediately enjoy everything it has to offer. Combining stylish interiors, practical family accommodation, attractive outdoor space and a convenient location, this is a property that truly deserves to be viewed to be fully appreciated. Early internal viewing is highly recommended to avoid disappointment. Contact Cardwells Estate Agents in Bury on 0161 761 1215 to arrange your personal viewing appointment and discover all that this superb home has to offer.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Stairs to first floor. Spotlighting. Radiator. Storage cupboard.

Lounge 12' 3" x 11' 4" (3.74m x 3.46m) UPVC double glazed window. Spotlighting. Radiator.

Dining Kitchen 17' 6" x 12' 0" (5.33m x 3.65m) Two UPVC double glazed windows. UPVC double glazed door. Radiator. Spotlighting. A range of wall and base units with stainless steel sink and drainer. Inset ceramic hob, electric oven and extractor hood. Integrated fridge freezer. Plumbed for washing machine.

Bathroom 7' 6" x 5' 3" (2.29m x 1.60m) UPVC double glazed window. Towel Radiator. Spotlighting. Panelled bath with overhead thermostatic shower. Pedestal wash hand basin. Wall tiling.

WC UPVC double glazed window. Low flush wc. Ceiling light point.

Bedroom 1 11' 4" x 12' 3" (3.46m x 3.73m) UPVC double glazed window. Radiator. Spotlighting.

Bedroom 2 12' 0" x 9' 2" (3.67m x 2.8m) UPVC double glazed window. Radiator. Spotlighting.

Bedroom 3 10' 8" x 5' 8" (3.25m x 1.73m) UPVC double glazed window. Radiator. Spotlighting.

Externally Gated paved front garden. Externally- a paved patio area with artificial grass garden.

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 rated A which is at an approximate annual cost of £1,703(at the time of writing).

Conservation 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

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"

