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**BURY ROAD, RADCLIFFE, M26 2XF**



- Three Bedroomed Semi Detached
- Integral Garage
- Gated Driveway
- Two Reception Rooms
- Conservatory
- Ideal Family Home
- Internal Viewing Advised
- Close to Transport Links



**£280,000 Offers Over**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)



Cardwells estate agents are delighted to bring to market this extended three bedroom semi detached home! Offering spacious accommodation this well presented property comprises; entrance porch, hallway, lounge, dining area, kitchen, conservatory, three bedrooms and a bathroom. Externally this property boasts a gated driveway to the front for numerous cars leading to an integral garage with laid to lawn gardens to the front and rear. Situated close to both Radcliffe and Bury with accessible transport links into Manchester via both Tram, bus and car as well as great schools locally, this really does appeal to a growing family! 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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Porch** UPVC doubled glazed with door to hallway.

**Hallway** Stairs to first floor. Laminate flooring. Radiator. Ceiling light point. Alarm panel. Door to lounge.

**Lounge** 14' 6" x 13' 6" (4.42m x 4.11m) UPVC double glazed bay window to front aspect. Feature fire and surround. Radiator. Ceiling light point. Open plan to dining room.



**Dining Room** 17' 8" x 13' 6" (5.38m x 4.11m) UPVC double glazed patio doors leading to the conservatory. Under stairs storage area. Laminate flooring. Door to integral garage. Open plan to kitchen. Two ceiling light points.



**Conservatory** 11' 4" x 9' 4" (3.45m x 2.84m) UPVC double glazed throughout with patio doors to rear garden. Electric wall mounted heater and tiled flooring. Spotlighting.



**Kitchen** 10' 1" x 10' 0" (3.07m x 3.05m) A range of wall and base units with complementing work surfaces and tiled splash back. Electric oven, hob and extractor hood. Stainless steel sink and drainer. Integrated fridge and freezer. Integrated dishwasher. Ceiling light point. UPVC doubled glazed window to side aspect.



#### **First Floor Landing**

**Bedroom 1** 14' 4" x 10' 3" (4.37m x 3.12m) UPVC double glazed bay window to front aspect. Radiator, ceiling light point.



**Bedroom 2** 10' 3" x 7' 7" (3.12m x 2.31m) UPVC double glazed window to rear aspect. Radiator, ceiling light point.

**Bedroom 3** 7' 2" x 7' 2" (2.18m x 2.18m) UPVC double glazed windows to front aspect. Radiator, ceiling light point. Over stairs storage cupboard.



**Bathroom** 7' 11" x 5' 0" (2.41m x 1.52m) Panelled bath with over head shower. Low flush wc. Pedestal wash hand basin. UPVC double glazed window to rear aspect. Radiator. Spotlighting.



**Externally** Gated driveway to the front with laid to lawn gardens and planted borders. To the rear a rear decking area, laid to lawn gardens with planted borders.

**Garage** 21' 0" x 8' 5" (6.40m x 2.56m) Integral garage, power and electrics with double doors to the front.

**Price** £289,995

**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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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 999 year term which started on 19th June 1963, meaning that there are 925 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 £2,034 (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"

