

**MOUNT PLEASANT WALK, RADCLIFFE. M26 4FJ**



- Semi Detached
- Three Bedrooms
- Garage
- Rear Garden
- Well Presented Throughout
- Opportunity to Enhance
- Close to Local Amenities
- Early Viewing Advised



**£240,000**

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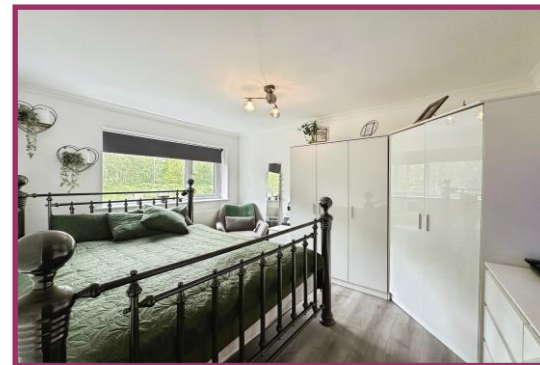
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		87	89
<small>EU Directive 2002/91/EC</small>			
<small>www.epc4u.com</small>			

Cardwells Estate Agents are delighted to present to the market this beautifully presented three-bedroom semi-detached family home, offering spacious and versatile accommodation throughout. Finished in a contemporary style with modern décor and tasteful interiors, this attractive property is ready for a new owner to move straight into, whilst still providing the exciting opportunity to personalise and complete the kitchen to their own specification. The accommodation is thoughtfully laid out to suit modern family living. Upon entering, you are welcomed into an inviting entrance hallway leading through to a stylishly decorated lounge, featuring a charming wood-burning stove which creates a warm and cosy focal point to the room. Large windows allow plenty of natural light to flow throughout the property, enhancing the bright and airy feel. To the rear of the home is an open-plan kitchen and dining space, designed with both family living and entertaining in mind. The room has already been plastered and prepared for a new kitchen installation, giving prospective buyers a rare opportunity to design and create their ideal kitchen space tailored entirely to their own taste and lifestyle requirements. To the first floor, the property offers three well-proportioned bedrooms, all presented to a high standard and providing ample space for family living, guest accommodation, or home working. Completing the internal accommodation is a modern and stylish shower room fitted with contemporary fixtures and fittings. Externally, the property continues to impress. To the front is a driveway providing off-road parking and access to the garage, which benefits from an up-and-over door offering excellent storage space or further potential for use. To the rear is a beautifully landscaped private garden, providing a wonderful outdoor space for relaxing, entertaining, and enjoying the warmer months. This fantastic home combines modern presentation with excellent potential and would make an ideal purchase for families, first-time buyers, or anyone looking for a property they can put their own stamp on. Early viewing is strongly advised to fully appreciate the standard, space, and opportunity this superb home has to offer.

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

**Entrance Hall** Door to living room.

**Lounge** 19' 6" x 14' 11" (5.94m x 4.55m) Under stairs storage. Feature wood burning fire and surround. UPVC double glazed window. Radiator. Ceiling light point.

**Open Plan Kitch/Diner** 18' 0" x 8' 10" (5.49m x 2.69m) UPVC double glazed patio doors and window. Ceiling light point. Spot lighting. Radiator. Stainless steel sink and drainer. Space for cooker. Space for fridge. Plumbed for washing machine. This room has been plastered ready for a new potential buyer to put their own kitchen in.

#### **First Floor Landing**

**Shower Room** UPVC double glazed window. Spot lighting. Wall and floor tiling. Shower enclosure with overhead thermostatic shower. Low flush wc. Vanity wash hand basin. Chrome effect towel radiator.

**Bedroom 1** 11' 3" x 10' 7" (3.44m x 3.22m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes

**Bedroom 2** 12' 4" x 9' 0" (3.75m x 2.75m) UPVC double glazed window. Radiator. Ceiling light point.

**Bedroom 3** 8' 6" x 8' 4" (2.6m x 2.54m) UPVC double glazed window. Radiator. Ceiling light point.

**Externally** Off road parking to the front leading to a garage with up and over door. To the rear a paved patio area, laid to lawn garden and planted borders providing a private and secluded space.

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 155 year term which started on 21st October 1977 meaning there is 945 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

**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

**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 £1,967 (at the time of writing).

**Conservation Area** 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.

**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"

