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SALTRAM CLOSE, RADLCIFFE, M26 3XD

- **Good Size Detached Property**
- **Four Bedrooms**
- **En Suite, Bathroom & Cloaks W.C**
- **Double Glazing & Gas C.H**
- **Integral Garage & Gardens**
- **AVAILABLE NOW**

Monthly Rental Of £1,550

BOLTON
11 Institute St, Bolton, BL1 1PZ
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E: bolton@cardwells.co.uk

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 Bury are delighted to present this beautifully presented modern detached home, enviably positioned within a quiet and highly desirable cul-de-sac. Offering an ideal blend of comfort, space, and convenience, this property is perfectly suited to growing families and those seeking a peaceful yet well-connected lifestyle. The location is a standout feature, with excellent access to a range of local amenities, reputable schools, and superb transport links to both Bolton and Bury, each just a short drive away. For those who enjoy the outdoors, picturesque surrounding farmland and scenic walking routes are right on your doorstep, providing the perfect escape from busy day-to-day life. The property itself benefits from full double glazing and gas central heating, and has been thoughtfully designed to maximise both space and natural light throughout. The ground floor accommodation comprises a welcoming porch and entrance hall, leading to a spacious and inviting living room with elegant French doors opening into a dining room—ideal for both everyday living and entertaining guests. A separate breakfast kitchen provides a practical yet sociable space, complemented by a rear vestibule and a convenient guest WC. To the first floor, you'll find four generously sized bedrooms, offering flexible living arrangements for families or those working from home. The master bedroom enjoys the added luxury of a private en-suite, while a well-appointed family bathroom serves the remaining bedrooms. Externally, the property continues to impress with well-maintained gardens to both the front and rear—perfect for relaxing, entertaining, or children's play. A private driveway provides ample off-road parking and leads to an integral garage measuring approximately 17ft, offering excellent storage or further potential. Total internal floor area: 957.9 SQFT. Early viewing is highly recommended to fully appreciate all that this property has to offer. Viewings are available seven days a week via Cardwells Estate Agents Bury on 0161 761 1215 or by email at bury@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch

Hallway Stairs to first floor, radiator.

Lounge 15' 11" x 14' 0" (4.85m x 4.26m) Laminate flooring, gas fire, window to front elevation, doors to dining room. Radiator.

Breakfast Kitchen 14' 10" x 8' 2" (4.52m x 2.49m) Range of wall and base cupboards with worktops and breakfast bar, integrated oven and hob, inset sink, space and plumbing for appliances. Rear window and entrance door, radiator.

Rear Vestibule Access to the garage.

Guest W/C 2 piece suite comprising wash hand basin and w.c, side window and radiator.

Dining Room 10' 7" x 8' 2" (3.22m x 2.49m) Double glazed patio doors to the rear, laminate flooring.

Landing

Bedroom One 12' 11" x 10' 9" (3.93m x 3.27m) Fitted wardrobes and furniture, window to the front and radiator.

En-Suite Comprises 3 piece shower suite, complementary wall tiling, side window and radiator.

Bedroom Two 10' 3" x 8' 7" (3.12m x 2.61m) Rear window and radiator.

Bedroom Three 12' 7" x 8' 5" (3.83m x 2.56m) Window to the front, radiator.

Bedroom Four 9' 9" x 6' 0" (2.97m x 1.83m) Window to the front, radiator. Built in cupboard.

Bathroom 6' 6" x 5' 5" (1.98m x 1.65m) Modern 3 piece suite with complementary wall tiling, window to the rear and radiator.

Garage 17' 11" x 8' 6" (5.46m x 2.59m) Up and over vehicular door to the front, personal door to the side, internal door and wall mounted gas central heating boiler.

Externally Lawned gardens front and rear, fully enclosed to the rear and not overlooked.

Holding Deposit A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

Deposit A deposit of 5 weeks rent is payable and will be lodged with the Deposit Protection Scheme, more information can be found at www.depositprotection.com

Council Tax Band The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is D rated which is at an approximate annual cost of ££2,555 (at the time of writing).

Plot Size Cardwells Letting Agents Bolton research shows the plot size is approximately 957 ft 2 / 89 m 2

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