

CLYDE ROAD, RADCLIFFE. M26 4PE



- Mid Terraced
- Two Bedrooms
- Popular Residential Area
- Ideal First Time Buy
- No Onward Chain Delay
- Well Presented Throughout
- Two Reception Rooms
- Early Viewing Advised



£180,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

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 are delighted to bring to the market this well-presented, two-bedroom mid-terraced property, ideally positioned within easy reach of a range of local amenities and excellent transport links to both Bury and Radcliffe. Offered for sale with the added advantage of no onward chain, this attractive home presents a fantastic opportunity for first-time buyers, those looking to downsize or investors seeking a property in a convenient and accessible location. The accommodation offers a practical and versatile layout, with well-proportioned rooms providing comfortable living space throughout. Upon entering the property, an entrance vestibule leads into a welcoming lounge, offering an ideal setting in which to relax and unwind. Beyond this is a separate dining room, providing a dedicated space for family meals, entertaining guests or everyday living. The kitchen completes the ground floor accommodation. To the first floor, the property offers two bedrooms, providing flexibility for a variety of buyers, whether requiring an additional bedroom, guest accommodation or space to work from home. A family bathroom completes the internal accommodation. Externally, the property benefits from an enclosed rear yard, offering a private outdoor space with potential for seating, potted plants and enjoying the warmer months. The location is another appealing feature, with a variety of everyday amenities, shops and transport connections within easy reach. Both Bury and Radcliffe town centres are conveniently accessible, offering a wider selection of shopping, leisure and recreational facilities, alongside excellent transport links to surrounding areas. Combining a convenient location, spacious accommodation and the significant benefit of no onward chain, this property is an excellent opportunity for buyers looking to take their first step onto the property ladder or acquire a manageable home with plenty to offer. Early viewing is highly recommended to fully appreciate the accommodation and potential on offer. Contact Cardwells Estate Agents in Bury on 0161 761 1215 to arrange your accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge 15' 4" x 13' 0" (4.67m x 3.96m) UPVC double glazed window. Radiator. Ceiling light point. Feature electric fire and surround.

Dining Room 15' 4" x 11' 6" (4.67m x 3.5m) UPVC double glazed window. Under stairs storage. Ceiling light point. Feature electric fire and surround. Radiator. Storage cupboard housing boiler.

Kitchen 7' 7" x 7' 5" (2.3m x 2.26m) UPVC double glazed window and door. Ceiling light point. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Integrated fridge freezer.

First Floor Landing

Bathroom 8' 6" x 7' 9" (2.59m x 2.37m) UPVC double glazed window. Ceiling light point. Chrome effect towel radiator. Panelled bath. Low flush wc. Pedestal wash hand basin. Wall and floor tiling.

Bedroom 1 15' 4" x 13' 0" (4.68m x 3.97m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 14' 5" x 6' 11" (4.4m x 2.12m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Garden fronted with an enclosed rear yard and brick built outhouse.

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 23rd May 1912, meaning that there are 885 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 01617611215, 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 A rated which is at an approximate annual cost of £1,703 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre marketing research shows that the property is not within a Conservation Area.

Flood Risk Cardwells Estate Agents Bury pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

Thinking of Selling If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a Mortgage Cardwells Estate Agents Bury 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 01617611215, 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"

