

GREENDALE DRIVE, RADCLIFFE. M26 1UE



- Stunning 1st Floor Apartment
- Two Spacious Double Bedrooms
- Newly Fitted Modern Kitchen
- Stylish Contemporary Bathroom
- Recently Modernised Throughout
- Resident Parking to Rear
- Convenient Location
- Ideal for FTB/Investor



£135,000

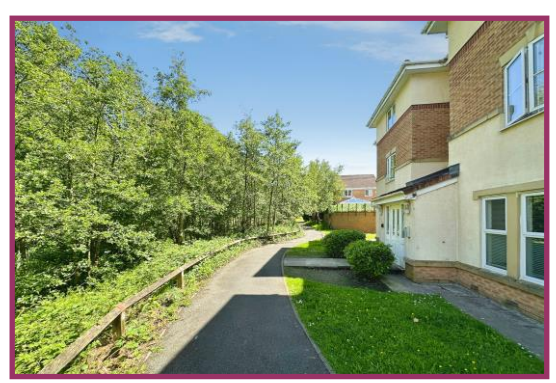
BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		82	84
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Cardwells Estate Agents are pleased to present this exceptional two-bedroom first-floor apartment, offering stylish and contemporary living throughout. Having undergone extensive modernisation, including a newly fitted kitchen, modern bathroom suite, replacement internal doors, and tasteful décor, this impressive home is ready for immediate occupation with no further work required. Ideal for first-time buyers, downsizers, professionals, or investors alike, the property combines modern comfort with a convenient location close to a wide range of local amenities, shops, schools, and excellent transport connections. Upon entering, a welcoming entrance hallway provides access to all rooms. The spacious lounge offers a comfortable living space, perfect for relaxing or entertaining guests. The recently installed contemporary fitted kitchen features a range of modern units, integrated appliances, and ample worktop space, creating a practical and stylish environment for everyday living. The property further benefits from two generously sized double bedrooms, both offering excellent proportions and flexibility for use as guest accommodation, a home office, or additional living space if required. Completing the accommodation is a beautifully appointed modern bathroom fitted with a quality suite and contemporary fixtures and fittings. Externally, residents can enjoy well-maintained communal grounds, while a parking area to the rear provides convenient off-road parking. This superb apartment offers a fantastic opportunity to acquire a move-in-ready home in a sought-after and convenient location. Early internal inspection is strongly recommended to fully appreciate the quality, presentation, and accommodation on offer. Call 0161 761 1215 to arrange a viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Ceiling light point. Electric wall mounted heater. Storage cupboard housing tank.

Lounge 14' 10" x 10' 10" (4.52m x 3.31m) UPVC double glazed window. Ceiling light point. Feature wall with shelving and space for TV. Electric wall mounted heater.

Kitchen 9' 8" x 6' 2" (2.94m x 1.87m) UPVC double glazed window. A range of modern wall and base units with electric hob, oven and extractor hood. Sink and drainer. Integrated fridge and freezer. Integrated washing machine and microwave. Spotlighting.

Bathroom 6' 3" x 6' 0" (1.9m x 1.83m) UPVC double glazed window. Towel radiator. Spotlighting. Panelled bath with overhead electric shower. Low flush wc. Vanity wash hand basin. Wall tiling.

Bedroom 1 10' 10" x 10' 3" (3.29m x 3.12m) Two UPVC double glazed windows. Electric wall mounted heater. Ceiling light point.

Bedroom 2 10' 2" x 6' 8" (3.10m x 2.04m) UPVC double glazed window. Electric wall mounted heater. Ceiling light point.

Externally communal grounds. Car parking for residents.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, 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 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 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 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.

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"



