



Independent Estate Agents **Cardwells** Est. 1982

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MOSS CLOSE, RADCLIFFE. M26 3NP



- Four/Five Bedroom Semi Det
- Extended to Side & Rear
- Driveway to Front
- Enclosed Garden to Rear
- Utility Room
- En_Suite to Master Bed
- Ideal Family Home
- Early Viewing Advised



£330,000

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 present to the market this substantial and extended four/five bedroom semi-detached family home, ideally positioned within a quiet cul-de-sac setting. Offering generous and highly versatile living space throughout, this impressive property is perfectly suited to growing families seeking both comfort and practicality. Upon entering the home, you are welcomed via an entrance porch leading into a spacious and inviting lounge. The ground floor continues with a separate dining room, perfect for entertaining, which flows through to an extended dining/reception area, creating a bright and flexible additional living space that could be adapted to suit a variety of needs. The property further benefits from a kitchen, accompanied by a useful utility area offering additional storage and convenience. Completing the ground floor is a further reception room, currently arranged as a fifth bedroom, providing excellent flexibility for those requiring guest accommodation, a home office, playroom, or additional living space. To the first floor, there are four well-proportioned bedrooms, including a spacious master bedroom complete with its own private en-suite facilities. A modern family bathroom serves the remaining bedrooms, making the layout ideal for busy family life. Externally, this property benefits with a driveway to the front providing off-road parking, while the side and rear gardens offer excellent outdoor space for children, entertaining, or relaxing during the warmer months. Located close to a selection of well-regarded schools, local amenities, and convenient transport links, this fantastic family home combines a peaceful residential setting with easy access to everyday essentials. With its generous proportions, flexible accommodation, and sought-after location, early viewing is highly recommended to fully appreciate everything this wonderful home has to offer. To arrange your viewing, contact Cardwells Estate Agents on 0161 761 1215

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch UPVC double glazed with door leading to lounge.

Lounge 12' 10" x 12' 5" (3.92m x 3.79m) UPVC double glazed window. Radiator. Feature gas fire and surround with shelving.

Dining Room 8' 5" x 8' 4" (2.57m x 2.55m) UPVC double glazed window. Radiator. Wall light point.

Extended Dining/Reception Room 15' 3" x 9' 0" (4.65m x 2.74m) UPVC sliding patio doors. Two ceiling light points. Radiator. Under stairs storage.

Kitchen 9' 1" x 7' 2" (2.77m x 2.18m) UPVC double glazed window. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Spotlighting.

Utility room 9' 9" x 4' 10" (2.97m x 1.48m) UPVC double glazed door to side. Wall mounted boiler. Space for fridge freezer, washing machine and dryer

Reception Room/Bedroom 5 12' 8" x 9' 1" (3.87m x 2.78m) UPVC double glazed bay window. Radiator. Spotlighting.

First Floor Landing

Bathroom UPVC double glazed window. Radiator. Spotlighting. Corner panelled bath with overhead shower. Low flush wc. Wash hand basin. Wall tiling.

Bedroom 1 14' 9" x 9' 1" (4.5m x 2.77m) UPVC double glazed window. Radiator. Spotlighting.

En-suite UPVC double glazed window. Radiator. Spotlighting. Shower cubicle with overhead shower. Low flush wc and vanity wash hand basin.

Bedroom 2 11' 4" x 10' 8" (3.46m x 3.26m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 3 9' 5" x 8' 7" (2.87m x 2.62m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 4 9' 1" x 6' 5" (2.77m x 1.96m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Patterned imprinted driveway to the front with a continued patterned imprinted side patio area. To the rear a patterned imprinted patio area and laid to lawn garden.

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 13th June 1968, meaning that there are 937 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 C rated which is at an approximate annual cost of £2,217 (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"

