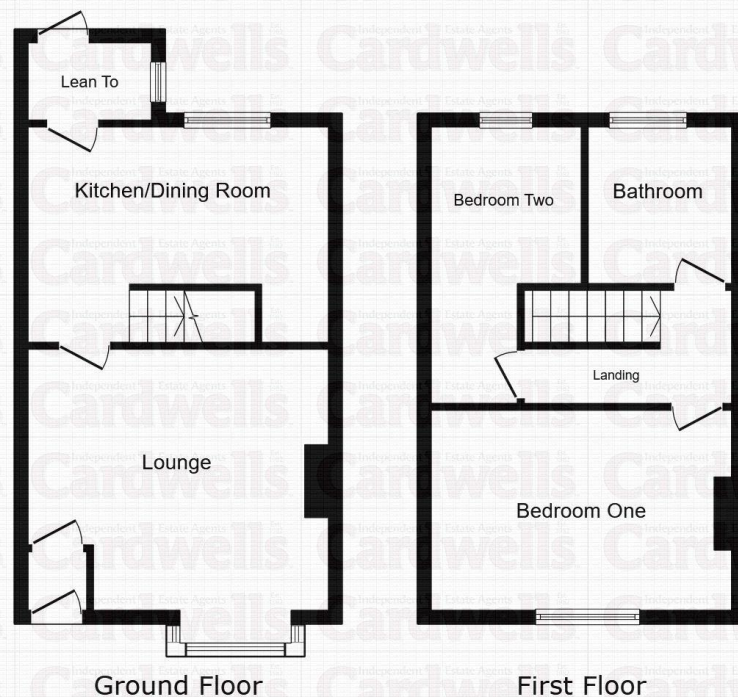




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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CHURCH ROAD, RADCLIFFE, M26 1HJ



- Two Bedroom Terrace
- Stylish Accommodation
- Good Sized Lounge
- Modern Fitted Kitchen
- Three piece bathroom
- Garden fronted
- Enclosed rear yard
- No onward chain



Offers in the Region Of £160,000

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.

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Ideal for first-time buyers, this well-presented two-bedroom terraced property offers spacious accommodation, generous outdoor space and excellent commuter links, making it a fantastic opportunity to step onto the property ladder in a convenient and well-connected location. Situated on Church Road in Prestolee Stoneclough between Radcliffe, Whitefield, Kearsley and Farnworth. The property enjoys easy access to a wide range of everyday amenities, nearby Radcliffe town centre, Kearsley and Farnworth provide an excellent selection of supermarkets, independent shops, cafe, takeaways, leisure facilities and healthcare services, ensuring everything needed for modern living is close at hand. The recently updated accommodation briefly comprises an entrance vestibule, spacious lounge, dining kitchen and rear porch. To the first floor are two generously sized bedrooms with a modern fitted family bathroom completing the internal accommodation. Externally, the property benefits from a low-maintenance front garden, whilst to the rear is a surprisingly generous enclosed garden providing excellent outdoor space for relaxing, entertaining or enjoying the warmer months. For young professionals and first-time buyers, the location is particularly appealing due to its excellent transport connections. The property is conveniently positioned for both Kearsley and Moses Gate railway stations, providing rail services into Manchester, Bolton, Salford and surrounding towns. The area is also well placed for access to the Metrolink network in Radcliffe, offering convenient travel into Manchester City Centre and across Greater Manchester. Regular bus services operate throughout the area, connecting Radcliffe, Farnworth, Bolton, Bury and Manchester, making it an ideal location for commuters who prefer public transport. Furthermore, the nearby M60, M61 and A666 road networks provide excellent access across Greater Manchester and beyond. The property is also located on doorstep to both Moses Gate Country Park & Outwood Nature Trail /Country Park. Close proximity to Whitefield bars & restaurants and Slatteries Chocolatiers. The property is also well positioned for local education facilities, including a number of both Primary & Secondary schools with easy school bus access, within the surrounding area together with the recently opened Star Radcliffe Academy, further enhancing the appeal for young couples planning for the future. Combining spacious accommodation, attractive views to the front, a good sized rear garden and superb transport links, this attractive home represents an excellent opportunity for first-time buyers seeking a property that is ready to move into whilst offering convenience and value in equal measure. Viewing is highly recommended to fully appreciate the accommodation and outdoor space on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule: Double glazed door to the front elevation leading into the vestibule. Door leading into the lounge.

Lounge: 15' 1" x 13' 1" (4.6m x 4.0m) Double glazed box bay window to the front elevation. Meter cupboard. Electric fire set in marble effect surround. Radiator.

Dining kitchen: 15' 1" x 10' 10" (4.6m x 3.3m) Double glazed window and door to the rear elevation. Stairs lead off to the first floor landing. Range of fitted base units with contrasting work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Four ring electric hob and oven. Space for washing machine and fridge freezer.

Lean Too: 6' 7" x 5' 3" (2.0m x 1.6m) Useful wood structure lean to with double glazed window and glazed door.

First floor landing: Loft access with pull down ladder leading to boarded roof space with skylight window.

Bedroom One: 15' 1" x 11' 10" (4.6m x 3.6m) Double glazed window to the front elevation. Radiator.

Bedroom Two: 7' 3" x 12' 6" (2.2m x 3.8m) Double glazed window to the rear elevation. Radiator.

Bathroom: 7' 10" x 7' 3" (2.4m x 2.2m) Double glazed window to the rear elevation. Three piece suite comprising; bath with shower and screen over, pedestal wash hand basin and dual flush W.C.

Externally: The front of the property enjoys a low maintenance garden area with paved path to the front door. Gravel garden with hedge border. To the rear is an enclosed paved yard area with gates pedestrian access.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold ends 24/6/2804 778 years remaining.

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1600

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

Thinking of selling or letting: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton 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 (01204) 381281, email: bolton@cardwells.co.uk or visit: 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 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 Bolton on (01204) 381281, emailing: bolton@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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 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

