



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

BERKELEY CRESCENT, RADCLIFFE, M26 3TR



- Detached True Bungalow
- Three Fitted Bedrooms
- Open Plan Lounge/Diner
- Fitted Kitchen & Utility
- Conservatory to the Rear
- Family Bathroom & Ensuite
- Driveway Parking & Garage
- Gardens to Front & Rear



£340,000

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Located in a cul-de-sac of similar executive homes, this lovely three bedroom detached true bungalow is likely to attract a great deal of attention in the current marketplace and therefore early viewing is advised. The accommodation is deceptively spacious, very well presented and currently comprises entrance hall, lounge, dining room, fitted kitchen, utility room, Three fitted bedrooms and a conservatory. There are level gardens to both the front and rear with the front enjoying a block paved driveway leading to the garage whilst the rear has paved patio and seating areas with neat landscape gardens and shrub borders. A virtual viewing video is available in the first instance but internal 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall Double glazed door to the side elevation leading into the L shaped hall. Loft access to part boarded roof space. Radiator. Two store cupboards.

Lounge 15' 9" x 11' 6" (4.8m x 3.5m) Two double glazed windows to the front elevation. Electric fire in marble effect surround. Radiator. Arch leading through to the dining room.

Dining area 10' 6" x 8' 10" (3.2m x 2.7m) Double glazed window to the side elevation. Door through to the hall. Radiator.

Kitchen 11' 6" x 8' 10" (3.5m x 2.7m) Double glazed window to the front elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Four burner gas hob. Electric double oven. Plumbed for dishwasher. Space for fridge freezer. Radiator.

Utility room 7' 7" x 4' 11" (2.3m x 1.5m) Double glazed door to the side elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Plumbed for washing machine and dryer. Central heating boiler. Radiator.

Master bedroom 13' 1" x 12' 2" (4.0m x 3.7m) Double glazed window to the rear elevation. Range of fitted bedroom furniture including wardrobes dressing table and bedside cabinets. Radiator.

Ensuite Three-piece suite comprising shower, wash hand basin and close coupled WC. Tiled floor. Tiled elevations. Chrome heated towel rail.

Bedroom 2 11' 2" x 9' 10" (3.4m x 3.0m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

Bedroom 3 9' 10" x 7' 7" (3.0m x 2.3m) Double glazed door to the rear elevation. Glazed door to the rear elevation leading into the conservatory. Fitted wardrobes. Currently used as office. Radiator.

Conservatory 11' 6" x 9' 2" (3.5m x 2.8m) Double glazed windows to 5 elevations. Double glazed French doors to the side providing access to the garden. Tiled floor. Radiator.

Garage 16' 5" x 8' 2" (5.0m x 2.5m) Up and over door. Power and lighting.

Externally The front of the property has block paved driveway leading to the garage and past neat lawns with shrub borders. The rear enjoys a good sized garden having paved patio and seating areas with neat landscaped, level garden with mature shrub borders. Greenhouse.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. 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 D rated which is at an approximate annual cost of £2,145 (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 the family home is in a position which is regarded as having "No" risk of flooding.

Thinking of Selling 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 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 Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

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