



Independent Estate Agents
Cardwells Est. 1982

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CARRSLEA CLOSE, RADCLIFFE. M26 4NP



- Semi Detached Property
- Three Bedrooms
- Generous Plot
- Detached Garage
- No Onward Chain Delay
- Early Viewing Advised
- Ideal First Time Buy
- Close to Local Amenities



£235,000

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

BURY
 14 Market St, Bury, BL9 0AJ
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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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Cardwells estate agents are pleased to bring to market this three bedroom semi detached home. Offered with no onward chain this property occupies a generous plot in a cul de sac position and comprises; entrance porch, hallway, lounge, open plan Kitchen/diner, three bedrooms and a bathroom. Externally this property boasts a driveway leading to a detached garage with a generous rear garden. Situated close to local amenities, good schools and superb transport links, 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:

Entrance Porch Door leading to hallway.

Hallway Ceiling light point. Radiator. Stairs to first floor.

Lounge 11' 6" x 11' 2" (3.5m x 3.4m) UPVC double glazed window. Radiator. Ceiling light point.

Open Plan Kitchen-Diner 17' 11" x 7' 10" (5.45m x 2.39m) Two UPVC double glazed windows. Composite door. A range of wall and base units with stainless steel sink and drainer. Space for cooker. Plumbed for washer and dishwasher. Two ceiling light points. Radiator.

First Floor Landing

Bathroom 4' 8" x 3' 5" (1.42m x 1.04m) Over stairs storage cupboard. Panelled bath. Low flush wc. Pedestal wash hand basin. Radiator. Ceiling light point. UPVC double glazed windows.

Bedroom 1 11' 4" x 10' 9" (3.45m x 3.27m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes and doors.

Bedroom 2 10' 10" x 9' 8" (3.29m x 2.95m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 6' 7" x 6' 7" (2.0m x 2.0m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Paved driveway to the front leading to a detached garage. To the rear a paved patio area and laid to lawn garden with planted borders.

IMPORTANT NOTE We have been appointed to sell this property by a company, Move With Us. The Move With Us policy is to charge people who are purchasing a property a fee £49 plus VAT (a total of £58.80 including VAT) to cover their customer due diligence costs. We have been asked to advise everyone that should their offer be accepted Move With Us will take payment for this via phone and we are told that memorandum of sale documents can not be sent until this fee has been paid to Move With Us. Cardwells Estate Agents are not charging you for this service, and we have no ability to provide refunds.

Tenure Cardwells Estate Agents Bury pre marketing research indicates that the property is FREEHOLD.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1,987 (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.

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"

