



STANLEY ROAD, RADCLIFFE. M26 4HG



- Detached Bungalow
- Two Bedrooms
- Fully Refurbished
- FREEHOLD
- Corner Plot
- No Onward Chain Delay
- New Roof
- New Electrics



£275,000

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
--	---	---

Cardwells Estate Agents in Bury are delighted to present to the market this exceptional two bedroom detached bungalow, offered for sale with no onward chain delay. Having undergone a comprehensive programme of refurbishment throughout, this stunning home is presented to an impeccable standard and offers true “turn-key” accommodation, making it an ideal purchase for those looking to move straight in with nothing further to do. Occupying a generous Freehold corner plot, the property has been thoughtfully modernised to a high specification and benefits from a newly fitted roof, complete rewire, contemporary fitted kitchen, stylish shower room, new flooring throughout, fresh neutral décor and the added luxury of underfloor heating throughout the home, providing both comfort and energy efficiency. The accommodation briefly comprises an inviting entrance hallway leading into a superb open plan lounge, dining and kitchen area, creating a bright and sociable living space that is perfect for both everyday living and entertaining. There are two well-proportioned bedrooms and a beautifully appointed modern shower room finished with quality fixtures and fittings. Externally, the property enjoys gardens to the front, side and rear, offering excellent outdoor space with potential for landscaping or simply relaxing in the warmer months. A driveway to the front provides convenient off-road parking, while an attached workshop/storage room offers excellent versatility, ideal for hobbies, additional storage or those requiring a practical workspace. Situated within easy reach of local amenities, shops, transport links and everyday conveniences, this beautifully renovated bungalow offers a rare opportunity to acquire a detached home finished to an exceptional standard. Whether you are looking to downsize, retire or simply enjoy single-level living in a modern home, this property is certain to impress. Early internal viewing is highly recommended to fully appreciate the quality of accommodation on offer. Please contact Cardwells Estate Agents in Bury on 0161 761 1215 to arrange your accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway UPVC double glazed window. Meter cupboard. Laminate flooring. Underfloor heating. Composite door.

Open Plan Lounge/Kitchen-Diner 20' 0" x 20' 0" (6.10m x 6.09m) UPVC double glazed window to front and side aspects. UPVC double glazed door to side garden. Under floor heating. Laminate flooring. A modern fitted kitchen and breakfast bar with sink and drainer, built in ceramic hob, electric oven and extractor hood. Built in microwave. Integrated fridge freezer. Spotlighting. Ceiling light point.

Shower Room 6' 9" x 5' 7" (2.05m x 1.69m) UPVC double glazed window. Shower enclosure with overhead thermostatic shower. Low flush wc. Vanity wash hand basin. Wall and floor tiling. Under floor heating. Spotlighting.

Bedroom 1 12' 0" x 9' 2" (3.66m x 2.79m) UPVC double glazed window. Fitted wardrobes with sliding mirrored doors. Under floor heating. Laminate flooring. Ceiling light point.

Bedroom 2 9' 3" x 9' 0" (2.81m x 2.75m) UPVC double glazed window. Ceiling light point. Laminate flooring. Under floor heating.

Externally Garden fronted with a patterned imprinted driveway way with gates leading to side and rear garden.

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.

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 £2,871 (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”

