



Independent Estate Agents
Cardwells
Est. 1982

Independent Estate Agents
Cardwells
www.cardwells.co.uk

HAWTHORN AVENUE, RADCLIFFE. M26 1BX



- Semi Detached Family Home
- Three Bedrooms
- Stylish Lounge
- Fitted Kitchen/Diner
- Three Piece Bathroom
- Good Size Rear Garden
- Convenient Location
- Early Viewing Advised



O/O £220,000

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.



Located on a good sized plot, this well presented, three bedroom semi detached house offers stylish and comfortable family living and excellent access to wide ranging amenities, schools and commuter routes. The accommodation currently comprises: hall, lounge, open plan fitted dining kitchen, three bedrooms and a three piece bathroom. Externally the property enjoys gardens to both front and rear, the rear garden is of particular note being of such a good size. Early viewing is advised and can be arranged by calling our Cardwells Estate Agents Bury office on 0161 762 1215, emailing bury@cardwells.co.uk or online @cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall Double glazed door to the front elevation. Stairs lead off to the first floor landing.

Lounge 14' 3" x 13' 5" (4.34m x 4.08m) Double glazed window to the front elevation. Electric fire. Laminate flooring. Radiator. Glazed door leading into the ...

Kitchen/Diner 17' 6" x 9' 4" (5.34m x 2.84m) Double glazed window and door to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Electric hob and oven. Plumbed for washing machine and dryer. Space for American style fridge / freezer. Laminate floor.

First Floor Landing Stairs lead off the hall to the first floor landing. Double glazed window to the side elevation.

Bedroom 1 11' 3" x 10' 4" (3.43m x 3.16m) Double glazed window to the front elevation. Radiator

Bedroom 2 9' 2" x 8' 6" (2.8m x 2.6m) Double glazed window to the rear elevation. Radiator

Bedroom 3 9' 4" x 8' 4" (2.84m x 2.55m) Double glazed window to the rear elevation. Radiator.

Bathroom 7' 7" x 6' 11" (2.3m x 2.1m) Double glazed window to the front elevation. Three piece suite comprising bath with shower over, pedestal wash hand basin and close coupled wc

Externally The front of the property has steps leading up to the front door and garden area laid to lawn. The rear enjoys a particularly good sized garden laid mainly to lawn with paved patio.

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 A rated which is at an approximate annual cost of £1,703 (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 this family home is in a position which is regarded as having a "very low" risk of flooding.

Thinking of Selling If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on 01617611215, emailing; bury@cardwells.co.uk or visiting: 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 Bury on 0161 761 1215, emailing: bury@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 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"

