



PILKINGTON ROAD, RADCLIFFE, M26 4QA



- Two Bedroom Mid Terraced
- Rear Yard
- Recently Decorated
- New Rewire!
- Ideal First Time Buy!
- No Onward Chain
- Early Viewing Advised
- Close to Local Amenities



O/O £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.



Cardwells Estate Agents Bury are delighted to bring to the market this well-presented two-bedroom property, which represents an excellent opportunity for first-time buyers, buy-to-let investors and those looking to take their first step onto the property ladder. Offered for sale with the significant advantage of no onward chain delay, this attractive home has recently undergone a programme of improvements, allowing prospective purchasers to move in and enjoy their new surroundings with minimal additional work required. The property has been freshly decorated throughout, creating a bright, clean and welcoming interior, complemented by newly fitted carpets and flooring which provide a fresh, modern feel. A particularly noteworthy improvement is the recent electrical rewiring, offering additional peace of mind to prospective purchasers. Further benefits include gas central heating, served by a modern boiler, helping to provide a comfortable living environment throughout the year. Internally, the accommodation is arranged over two floors and briefly comprises an entrance vestibule leading into the main living accommodation, which offers comfortable space for everyday living and relaxation. The property also benefits from a second reception room, providing additional versatility for use as a dining room or further sitting area, depending on the requirements of the purchaser. To the first floor are two bedrooms, offering flexible accommodation to suit a variety of needs, whether as a main bedroom, guest bedroom, children's room or home office. A bathroom completes the accommodation. The property enjoys a convenient position within easy reach of a range of local amenities, including shops, schools and everyday facilities. Excellent transport connections provide convenient access to both Bury and Radcliffe, making this an appealing choice for those who commute or simply wish to enjoy the shopping, leisure and recreational facilities available in the surrounding areas. For investors, the property presents an attractive opportunity to add to an existing rental portfolio or take the first step into the buy-to-let market, benefiting from its practical accommodation, recent improvements and accessible location. Equally, first-time buyers will appreciate the opportunity to acquire a home that has already benefited from significant improvements, without the complications of an onward chain. With its combination of recent refurbishment, two-bedroom accommodation, convenient location and no onward chain, this is a property that certainly warrants early inspection. Viewing is highly recommended to fully appreciate the accommodation and opportunity on offer. Contact Cardwells Estate Agents Bury on 0161 761 1215 to arrange your viewing and avoid disappointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule Door to lounge.

Lounge 14' 5" x 14' 4" (4.39m x 4.37m) UPVC double glazed window. Ceiling light points feature fire and surround.

Kitchen 10' 1" x 11' 8" (3.07m x 3.55m) UPVC double glazed window and door. A range of wall and base units with sink and drainer. Electric hob, oven and extractor hood. Radiator. Ceiling light point. Stairs to first floor.

Bedroom 1 14' 1" x 12' 5" (4.29m x 3.79m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 10' 0" x 5' 9" (3.04m x 1.74m) UPVC double glazed window. Radiator. Ceiling light point.

Bathroom 6' 11" x 5' 8" (2.11m x 1.72m) UPVC double glazed window. Radiator. Ceiling light point. Panelled bath. Low flush wc. Pedestal wash hand basin.

Externally Garden fronted with an enclosed rear yard.

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 Cardwells Letting Agents Bury pre market research indicates that the property is council tax band A and the current cost is £1703.00 per annum.

Flood Risk Cardwells Letting Agents Bury pre market research indicates that the property is in a very low flood risk area.

Tenure Cardwell Letting Agents Bury pre market research indicates that the property is leasehold. 999 year lease with a Lease Term Remaining 836 years. We encourage all interested parties to seek clarification of this from their solicitor.

Conservation Area Cardwells Letting Agents Bury pre market research indicates that the property is not in 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"

