



Independent Estate Agents Est. 1982
Cardwells™

www.cardwells.co.uk

**MEADOWCROFT, RADCLIFFE, GREATER
 MANCHESTER M26 4JQ**



- Three Bedroom Semi Detached
- Garage
- Driveway
- Generous Rear Garden
- No Onward Chain Delay
- Ideal Family Home
- Early Viewing Advised
- Conservatory



Offers Over £250,000

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

Independent Estate Agents Est. 1982
Cardwells

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 are pleased to bring to market this three bedroom semi detached family home. Offered with no onward chain delay this property boasts a large driveway, garage and a beautiful rear garden. This property has the scope to be improved but offers good sized family accommodation. Situated close to great transport links, local amenities and good schools, early viewing is highly advised. In further detail this property comprises; entrance porch, open plan lounge/diner, kitchen, conservatory, three bedrooms and a family bathroom. Externally this property boasts a block paved driveway for numerous cars to the front with a private well cared for rear garden. Internal and early viewing is highly advised. 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 living room.

Lounge 23' 6" x 17' 8" (7.16m x 5.38m) UPVC double glazed window. Two Radiators. Two Ceiling light points. Under stairs storage cupboard. UPVC sliding patio doors to conservatory.

Conservatory 9' 3" x 8' 11" (2.81m x 2.73m) UPVC double glazed patio doors leading to rear garden.

Kitchen 8' 7" x 8' 6" (2.62m x 2.59m) UPVC double glazed window and door. A range of wall and base units with stainless steel sink and drainer. Ceramic hob, electric oven and extractor hood. Integrated fridge and freezer. Plumbed for washing machine. Radiator. Ceiling light point.

Bathroom 7' 3" x 4' 10" (2.2m x 1.48m) UPVC double glazed window. Spotlighting. Radiator. Wall tiled. Panelled bath with overhead shower. Low flush wc. Pedestal wash hand basin.

Bedroom 1 10' 11" x 10' 0" (3.33m x 3.05m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 2 13' 4" x 9' 0" (4.06m x 2.74m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 3 8' 4" x 8' 4" (2.54m x 2.54m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

Externally to the front a block paved driveway for numerous cars leading to a garage with up and over door. To the rear a block paved patio area, stepped to a laid to lawn garden with further paved patio area with mature trees, shrubbery and freestanding shed.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 999 year term which started on 7th January 1973, meaning that there are 946 years remaining

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 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 set not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that the detached 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 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

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"

