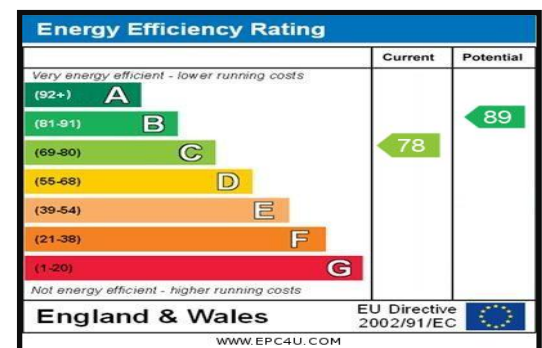
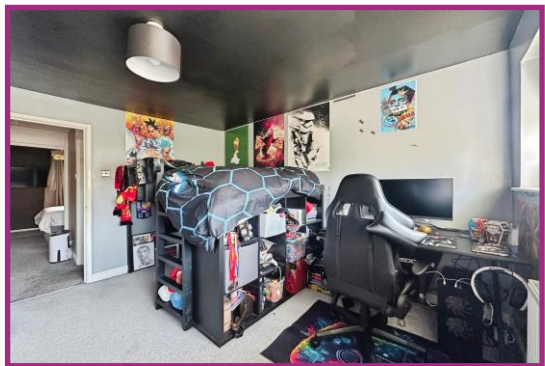




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RECTORY CLOSE, RADCLIFFE. M26 2PB



- Two Bedroom Mid Terraced
- Extended to Rear
- Beautifully Presented
- Newly Fitted Dining Kitchen
- Modern Bathroom
- Ideal First Time Buy
- Landscaped Driveway
- Stunning Rear Garden



£220,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents are delighted to bring to market this stunning two bedroom mid-terraced home, beautifully presented throughout and offering stylish, modern accommodation ideally suited to first-time buyers, couples or anyone looking for a property they can simply move straight into and enjoy. The property has been thoughtfully extended to the rear, creating an impressive and spacious layout which perfectly combines contemporary living with practical everyday space. Internally, the accommodation begins with a welcoming entrance porch which leads into a fantastic open-plan lounge and dining area, providing a bright and versatile living space ideal for both relaxing and entertaining. One of the standout features of this wonderful home is the extended breakfast kitchen. Finished to a modern standard, the kitchen offers an excellent range of fitted units together with generous worktop and storage space, while the central island provides additional preparation space and an attractive informal dining area, making this a superb social hub at the heart of the home. To the first floor there are two well-proportioned double bedrooms, offering plenty of space for bedroom furniture, together with a stylish and modern family bathroom. The property continues to impress externally. To the front, the current owners have recently installed a newly laid driveway, providing valuable off-road parking and enhancing the overall kerb appeal of the home. To the rear is a beautifully landscaped garden which has been carefully designed to create an attractive outdoor space perfect for entertaining, relaxing or enjoying the warmer months. Conveniently situated close to a wide range of local amenities, shops and excellent transport links, the property is particularly well placed for buyers requiring easy access to surrounding areas and Manchester, making it an excellent choice for commuters while still offering the comforts of a beautifully finished home. With its impressive rear extension, superb open-plan living accommodation, modern breakfast kitchen, two double bedrooms, off-road parking and landscaped rear garden, this really is a property that needs to be viewed to be fully appreciated. Internal and early viewing is highly recommended to avoid disappointment. Call Cardwells Estate Agents Bury on 0161 761 1215 to arrange an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch Composite door to front. Door leading to lounge. Ceiling light point.

Lounge/Diner 19' 8" x 11' 5" (6.0m x 3.49m) UPVC double glazed window. Radiator. Two ceiling light points. Feature media wall. Under stairs storage. Stairs to first floor.

Extended Kitchen/Diner 17' 7" x 10' 2" (5.35m x 3.11m) Double glazed bi folding doors. Two Velux skylights. Spotlighting. Radiator. Newly fitted breakfast island with inset ceramic hob and extractor. Inset sink and drainer. Built in double electric oven. Integrated fridge freezer, washing machine and dishwasher. Tiled flooring.

First Floor Landing

Bathroom 6' 2" x 5' 10" (1.89m x 1.78m) Panelled bath with overhead thermostatic shower. Low flush wc. Pedestal wash hand basin. Ceiling light point. Radiator.

Bedroom 1 11' 10" x 11' 6" (3.6m x 3.5m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 9' 9" x 9' 7" (2.97m x 2.92m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

Externally to the front a newly fitted patterned imprinted driveway for numerous cars. To the rear a porcelain paved patio area with artificial grass garden.

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 25th March 1973, meaning that there are 946 years remaining. Our clients advise us that leasehold charge is £10.00 per annum. 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).

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"

