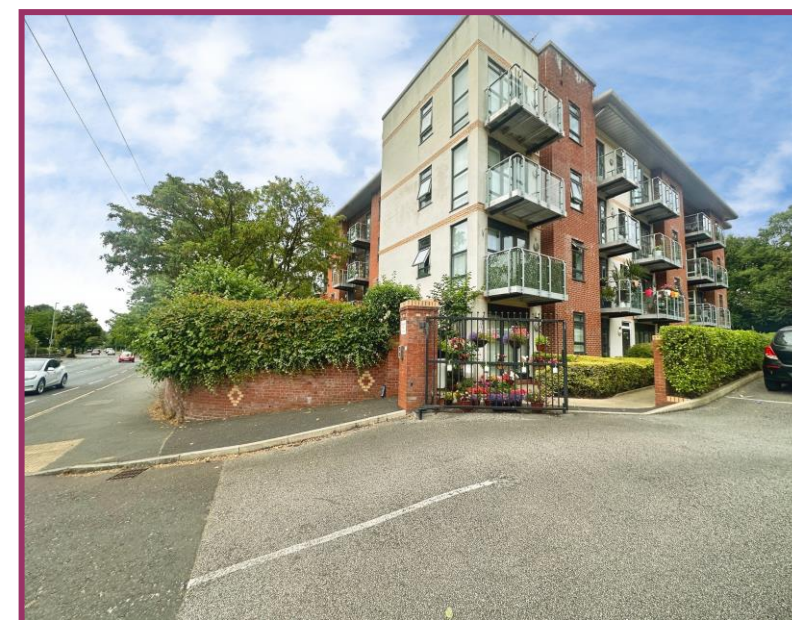


**SHORECLIFFE RISE, 27 RADCLIFFE NEW ROAD,
 RADCLIFFE. M26 1LE**



- First Floor Apartment
- One Bedroom
- Allocated Gated Parking
- Communal Gardens
- Ideal First Time Buy
- Close to Local Tram Station
- Close to Local Amenities
- Early Viewing Advised



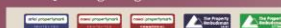
£135,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

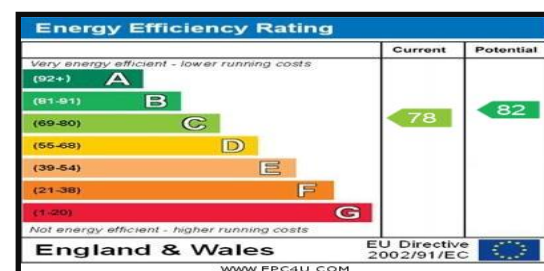
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 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
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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 in Bury are pleased to bring to market this well-presented one-bedroom apartment, situated within an attractive gated development. Offering secure, low-maintenance living in a convenient location, the property would make an ideal purchase for a first-time buyer, professional or someone looking to downsize. The accommodation is accessed via a secure communal entrance and briefly comprises a welcoming private hallway, a spacious open-plan living area incorporating a fitted kitchen, a well-proportioned double bedroom and a bathroom. The open-plan layout provides a comfortable and sociable living space, with ample room for both lounge and dining furniture. Externally, the development benefits from well-maintained communal gardens, together with the added advantage of allocated off-road parking. Conveniently located close to a range of local shops, amenities and transport links, including the nearby tram station, the apartment is ideally positioned for those requiring easy access to Bury town centre and Manchester. Internal and early viewing is highly recommended to fully appreciate the accommodation and location on offer. Please call Cardwells Estate Agents Bury on 0161 761 1215 to arrange an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway laminate flooring. Ceiling light point. Electric wall mounted radiator.

Open Plan Lounge/Kitchen 10' 8" x 7' 10" (3.24m x 2.4m) UPVC double glazed patio doors leading to balcony. Two UPVC double glazed windows. Ceiling light point. Spot lighting. Electric wall mounted radiator. A range of wall and base units with stainless steel sink and drainer. Electric hob, oven and extractor hood. Space for fridge freezer. Storage cupboard. Laminate flooring.

Bathroom 6' 7" x 5' 3" (2.0m x 1.6m) Panelled bath with overhead shower. Low flush wc. Wash hand basin. Electric towel radiator. Ceiling light point.

Bedroom 12' 8" x 10' 6" (3.87m x 3.2m) UPVC double glazed window. Electric wall mounted radiator. Ceiling light point.

Externally gated car park with allocated parking. Communal grounds.

Viewing Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 0161 7611215. emailing: bury@cardwells.co.uk or visiting: www.Cardwells.co.uk.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 125 year term which started on 19th December 2007, meaning that there are 107 years remaining

Council Tax The property is liable for Bury Council Tax. The property is 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 set 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 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"

