

















Independent Estate Agents Cardwells Est. 1982

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STAND LODGE, STAND LANE, RADCLIFFE, M26 1JP



- Three Double Bedrooms
- Secure Gated Development
- Duplex Apartment
- En Suite
- Modern Kitchen Diner
- Sought After Location
- Offered with No Onward Chain
- Early Viewing Advised







£250,000

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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 are delighted to bring to the market this superbly presented and exceptionally spacious three bedroom duplex apartment, situated within an impressive Grade II listed building dating back to 1851. Occupying a desirable position within a highly sought-after residential location, this charming property offers a wonderful combination of period character, architectural heritage and modern contemporary living, creating a distinctive home that is sure to appeal to a wide variety of purchasers. The building's historic origins provide a wonderful sense of character and individuality, whilst the apartment itself offers generously proportioned accommodation thoughtfully arranged over two floors. Combining the charm and elegance associated with a period property with the practicality and comfort of modern-day living, this is an excellent opportunity to acquire a home of considerable appeal. Furthermore, the property is offered for sale with the added advantage of no onward chain, making it particularly attractive to purchasers seeking a straightforward transaction. The accommodation benefits from its own private entrance, which opens into a welcoming entrance hallway providing access to the principal living areas. The spacious lounge offers an inviting environment in which to relax and entertain, whilst the open plan dining room and modern fitted kitchen create a sociable and practical space, ideally suited to both everyday family life and entertaining guests. The kitchen provides contemporary styling and functionality, complementing the property's traditional surroundings. The accommodation continues with three generously proportioned double bedrooms, offering excellent flexibility for a range of individual requirements. Whether utilised as comfortable sleeping accommodation, guest bedrooms or a dedicated home office, these rooms provide the versatility increasingly sought after in modern homes. The property is further enhanced by the convenience of an en suite facility and a separate bathroom, ensuring a practical and comfortable arrangement for both residents and visiting guests. Externally, the property is approached through secure gated access, providing an additional sense of privacy and exclusivity. Residents benefit from an allocated parking space, an increasingly desirable feature, together with access to communal garden areas which offer an attractive outdoor setting in which to relax and enjoy the surroundings. The location is another particularly appealing feature of this wonderful home. Situated within an established and highly regarded residential area, the property enjoys convenient access to a wide selection of local amenities, shops and everyday facilities. Excellent transport connections provide accessibility to Bury, Whitefield, Radcliffe and Manchester city centre, making the location particularly well suited to those commuting throughout Greater Manchester, whilst also offering convenient access to the wider surrounding area. Properties combining such an appealing blend of historic character, generous accommodation, secure parking and modern living are sure to attract considerable interest. Whether you are searching for a distinctive main residence, looking to downsize without compromising on living space, or simply seeking a property with something a little different to offer, this impressive duplex apartment is certainly worthy of your consideration. An early internal inspection is highly recommended to fully appreciate the character, proportions, layout and overall appeal of this charming property. Viewings can be arranged by contacting Cardwells Estate Agents, Bury, on 0161 761 1215, where our dedicated sales team will be delighted to assist.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Stairs to first floor. Radiator. Spotlights. Alarm panel.

Lounge 13' 5" x 15' 9" (4.10m x 4.79m) Two double glazed hardwood sash windows. Radiator. Laminate flooring. Spotlighting. Ceiling light point.

Dining Room 10' 2" x 9' 0" (3.10m x 2.74m) Hardwood double glazed sash windows. Storage cupboard housing boiler. Wall units for storage. Space for American fridge freezer. Spotlighting. Ceiling light point. Radiator.

Kitchen 9' 10" x 13' 7" (2.99m x 4.14m) A range of modern wall and base units. Breakfast island splitting the kitchen and dining room. Plumbed for washing machine, space for dryer. Stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Two ceiling light points. Spotlighting.

Landing spotlighting. Radiator. Two hardwood double glazed sash windows. Stairs to 2nd floor.

Bedroom 1 16' 2" x 11' 1" (4.93m x 3.38m) Velux window. Radiator. Laminate flooring. Spotlighting.

En Suite 12' 10" x 7' 1" (3.91m x 2.16m) Shower enclosure with overhead thermostatic rainfall shower. Free standing bath. Low flush w/c. Vanity wash hand basin. Two chrome effect towel radiators. Wall and floor tiling. Spotlighting.

Bedroom 2 12' 9" x 9' 7" (3.89m x 2.91m) Hardwood double glazed sash window. Laminate flooring. Fitted wardrobes. Radiator. Spotlighting.

Bedroom 3 7' 7" x 15' 10" (2.31m x 4.82m) Double glazed hardwood sash windows. Laminate flooring. Radiator. Spotlighting. Fitted wardrobes.

Bathroom 4' 11" x 5' 3" (1.49m x 1.60m) Shower enclose with overhead thermostatic shower. Low flush w/c. Wall hung wash hand basin. Wall and floor tiling. Towel radiator. Spotlighting.

Externally Communal gated gardens and allocated parking space.

Viewings 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

Tenure & Service Charge The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is Leasehold, enjoying the remainder of the 250 year term which started on 13/01/2011, meaning that there are 233 years remaining. Our clients advise us that leasehold charge is £100 per annum. The service charge is £110 per Month. 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 C rated which is at an approximate annual cost of £2,271 (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"

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