



Independent Estate Agents  
**Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**FIRWOOD CRESCENT, RADCLIFFE, M26 1BN**



- Three Bedroom Semi
- Driveway for Numerous Cars
- Rear Garden
- Popular Residential Location
- Ideal Family Home
- Downstairs WC
- Close to Transport Links
- Early Viewing Advised



**Offers Over £215,000**

**BOLTON**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [lettings@cardwells.co.uk](mailto: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.



Independent Estate Agents  
**Cardwells** Est. 1982

Cardwells estate agents are delighted to bring to market this three bedroom semi detached home. Situated close to local amenities, good schools and superb transport links this family home comprises; entrance hallway, lounge/diner, kitchen/diner, downstairs wc, three bedrooms and a family bathroom. Externally this property boasts a driveway for numerous cars with a great sized rear garden! 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

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Hallway** Stairs to first floor. Ceiling light point.

**Lounge/Diner** 15' 4" x 11' 5" (4.68m x 3.49m) Light filled lounge/diner with UPVC double glazed window to front and rear aspect. Quick-step laminate flooring. Radiator. Ceiling light point. Inset feature gas fire.

**Kitchen/Diner** 13' 0" x 9' 7" (3.95m x 2.93m) Spacious kitchen/diner with UPVC double glazed window to side and front aspect and tiled floor. A range of wall and base units with stainless steel sink and drainer, range cooker and hood. Plumbed for washing machine. Radiator. Ceiling light point. Under stairs storage cupboard.

**Downstairs Cloak/WC** Wall mounted boiler. Low flush wc. UPVC double glazed window. Door to rear garden. Ceiling light point.

**Bathroom** 6' 2" x 5' 5" (1.88m x 1.66m) UPVC double glazed window to rear aspect. Chrome effect towel radiator. Shower cubicle with overhead shower. Low flush wc. Pedestal wash hand basin. Ceiling light point. Wall tiling.

**Bedroom 1** 10' 6" x 8' 7" (3.21m x 2.61m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom 2** 10' 2" x 9' 10" (3.1m x 3.0m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Storage cupboard

**Bedroom 3** 8' 7" x 7' 1" (2.62m x 2.16m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Landing** UPVC double glazed window. Ceiling light point.

**Externally** To the front, a paved driveway to both sides with a paved path leading to the front door. To the rear, a good sized south-facing garden with a paved patio and raised laid to lawn garden area with planted borders and freestanding shed. Potential to extend to the rear subject to planning permission.

**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

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD

**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 £1,610 (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 "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"

