



Independent Estate Agents **Cardwells** Est. 1982

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BURY & BOLTON ROAD, RADCLIFFE. M26 4JY



- Three Bed Semi Detached Family Home
- Two Large Reception Rooms
- Extended Kitchen
- Perfect Family Home
- Set Within A Popular & Sought After Area
- Generous Garden To Rear



£400,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to present this exceptional traditionally built three-bedroom semi-detached family home, beautifully combining timeless character with spacious and versatile living accommodation. Rich in original charm and period elegance, this impressive property boasts high ceilings, stunning stained-glass windows and a wealth of ornate features throughout, creating a warm and inviting atmosphere that is perfectly suited to modern family living. This property is warmed by a modern gas central heating combination boiler and modern triple glazed UPVC windows to the front with UPVC double glazed windows to the rear. Upon entering, you are welcomed by a large and impressive entrance hallway which immediately sets the tone for the generous proportions found throughout the home. The property benefits from two substantial reception rooms, both offering flexible living and entertaining space, ideal for growing families, formal dining or relaxing evenings. Large windows allow an abundance of natural light to flow through the rooms, enhancing the sense of space and character. To the rear, the extended kitchen provides ample workspace and storage, making it perfectly equipped for everyday family life and entertaining alike. Its layout offers excellent potential for further personalisation while seamlessly connecting to the garden beyond. Upstairs, the property continues to impress with three well-proportioned bedrooms, all offering comfortable accommodation with plenty of natural light. The modern family shower room has been tastefully updated to provide a stylish and practical space finished to a high standard. Externally, this wonderful home enjoys equally impressive outdoor space. To the front, a shared driveway provides off-road parking for numerous vehicles and leads to a detached garage, offering excellent storage or workshop potential. The front garden is beautifully maintained with a laid-to-lawn area and attractive planted borders that enhance the home's kerb appeal. To the rear lies a truly superb private and secluded garden — a perfect haven for families and outdoor entertaining. Featuring generous lawned areas, mature shrubs, established planting and multiple patio seating areas, the garden offers both privacy and tranquillity, creating an ideal setting for summer gatherings or peaceful relaxation. Ideally positioned close to a wide range of local amenities, reputable schools and excellent transport links, the property also benefits from convenient access to Bury, Radcliffe and Bolton, making it an excellent choice for commuters and families alike. This outstanding home offers a rare opportunity to acquire a spacious character property in a highly convenient location. Early internal viewing is strongly recommended to fully appreciate the size, charm and lifestyle this exceptional family home has to offer.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall stairs to first floor. Ceiling light point. Radiator.

Reception Room 1 15' 10" x 13' 5" (4.83m x 4.08m) UPVC triple glazed bay window. Radiator. Ceiling light point.

Reception Room 2 17' 10" x 11' 4" (5.43m x 3.46m) UPVC double glazed patio doors to rear garden. Open fire and feature surround. Radiator. Ceiling light point.

Extended Kitchen 19' 7" x 7' 9" (5.97m x 2.35m) Three UPVC double glazed windows. Velux skylight. A range of wall and base units with stainless steel sink and drainer. Space for cooker and fridge freezer. Plumbed for washing machine and dishwasher. Composite door to side. Radiator. Spotlighting.

Landing ceiling light point. Feature UPVC double glazed stain glassed window.

Shower Room 7' 11" x 7' 7" (2.41m x 2.31m) Two UPVC double glazed windows. Spotlighting. Radiator. Shower enclosure with overhead thermostatic shower. Low flush wc. Pedestal wash hand basin. Wall and floor tiling. Timer controlled under floor heating.

Bedroom 1 17' 9" x 11' 3" (5.4m x 3.42m) UPVC double glazed bay window. Radiator. Spotlighting.

Bedroom 2 13' 0" x 11' 3" (3.95m x 3.44m) UPVC triple glazed window. Radiator. Ceiling light point.

Bedroom 3 8' 4" x 7' 10" (2.54m x 2.40m) UPVC triple glazed window. Radiator. Ceiling light point. Two storage cupboards. Loft access with wooden pull down ladders. The loft is boarded.

Externally This property has a generous driveway which is shared access leading to the detached garage to rear. To the front a beautiful laid to lawn garden with planted borders. To the rear two patio areas with laid to lawn garden mature shrubbery, trees and a water feature pond.

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 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 11th July 1924, meaning that there are 886 years remaining. Our clients advise us that leasehold charge is £5.50 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 D rated which is at an approximate annual cost of £2,555 (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.

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"

