



Independent Estate Agents
Cardwells Est. 1982

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SALTRAM CLOSE, RADCLIFFE. M26 3XD



- Good Size Detached Property
- Four Bedrooms
- En Suite, Bathroom & Cloaks W.C
- Double Glazing & Gas C.H
- Integral Garage & Gardens
- Two Reception Rooms
- Popular Location
- No Onward Chain Delay



£380,000 Offers Over

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 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells Estate Agents Bury are please to offer For Sale this modern style detached property occupies a very favourable cul de sac position and is available to move into on a minimum term of 12 months. The property is positioned for local amenities and community links to Bolton & Bury are within 3 miles. Lovely local farmlands to explore within the area. Fully double glazed and warmed by gas central heating the spacious well planned interior comprises: Porch, entrance hall, spacious living room with French doors opening to the dining room, separate breakfast kitchen, rear vestibule and cloaks w.c. The first floor offers four good size bedrooms the master having en suite and a family bathroom. Externally gardens extend to the front and rear with parking provided by a private driveway which leads to an integral style 17ft garage. Viewings are available 7 days a week Via Cardwells Estate Agents Bury on 0161 761 1215 or lettings@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch

Hallway Stairs to first floor, radiator.

Lounge 15' 11" x 14' 0" (4.85m x 4.26m) Laminate flooring, gas fire, window to front elevation, doors to dining room. Radiator.

Breakfast Kitchen 14' 10" x 8' 2" (4.52m x 2.49m) Range of wall and base cupboards with worktops and breakfast bar, integrated oven and hob, inset sink, space and plumbing for appliances. Rear window and entrance door, radiator.

Rear Vestibule Access to the garage.

Guest W/C 2 piece suite comprising wash hand basin and w.c, side window and radiator.

Dining Room 10' 7" x 8' 2" (3.22m x 2.49m) Double glazed patio doors to the rear, laminate flooring.

Landing

Bedroom One 12' 11" x 10' 9" (3.93m x 3.27m) Fitted wardrobes and furniture, window to the front and radiator.

En-Suite Comprises 3 piece shower suite, complementary wall tiling, side window and radiator.

Bedroom Two 10' 3" x 8' 7" (3.12m x 2.61m) Rear window and radiator.

Bedroom Three 12' 7" x 8' 5" (3.83m x 2.56m) Window to the front, radiator.

Bedroom Four 9' 9" x 6' 0" (2.97m x 1.83m) Window to the front, radiator. Built in cupboard.

Bathroom 6' 6" x 5' 5" (1.98m x 1.65m) Modern 3 piece suite with complementary wall tiling, window to the rear and radiator.

Garage 17' 11" x 8' 6" (5.46m x 2.59m) Up and over vehicular door to the front, personal door to the side, internal door and wall mounted gas central heating boiler.

Externally Lawned gardens front and rear, fully enclosed to the rear and not overlooked.

Council Tax Band 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).

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

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 Letting Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Letting Agents Bolton 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 Letting Agents Bolton 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

