Independent Estate Agents Cardwells Est. 1982

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CANNON STREET, RADCLIFFE. M26 4FH

- Semi Detached Dorner Bungalow
- Four Bedrooms
- Detached Garage
- Driveway for Numerous Cars
- Offered with No Chain
- Early Viewing Advised
- Extended to the Rear
- Close to Local Amenities

Offers Over £250,000

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

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: 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.

Offered with no onward chain delay is this four bedroom semi detached dormer bungalow. Extended to the rear this sizeable property comprises to the ground floor; entrance porch, lounge/diner, open plan kitchen/diner, large master bedroom and a bathroom. To the first floor are a further three bedrooms. Externally this property has a driveway for numerous cars leading to a detached garage with up and over door with a laid to lawn garden to the rear. 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:

Entrance Porch Hardwood door to front and hardwood door to lounge.

Lounge 20' 11" x 14' 10" (6.38m x 4.51m) Two hardwood double glazed windows. Two radiators. Three ceiling wall light points. Two wall light points. Feature gas fire and surround.

Extended Kitchen-Diner 17' 11" x 10' 6" (5.46m x 3.19m) UPVC double glazed windows and door to rear aspect. Hardwood window to side. Two ceiling light point. Radiator. Wall mounted boiler. A range of wall and base units with sink and drainer. Ceramic hob, electric oven and extractor hood.

Bathroom 9' 9" x 5' 4" (2.97m x 1.62m) UPVC double glazed windows. Radiator. Ceiling light point. Shower cubicle with overhead thermostatic shower. Low flush wc. Pedestal wash hand basin. Wall and ceiling PVC panelling.

Bedroom 1 18' 0" x 10' 3" (5.49m x 3.12m) UPVC double glazed window or rear aspect. Radiator. Two ceiling light points.

Bedroom 2 14' 4" x 11' 9" (4.38m x 3.59m) UPVC double glazed window. Radiator. Ceiling light point. Eaves storage.

Bedroom 3 12' 0" x 10' 3" (3.67m x 3.13m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 4 12' 7" x 5' 7" (3.84m x 1.69m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Hard landscaped to the front with a driveway for numerous cars leading to a detached garage with up and over door. To the rear a paved patio with laid to lawn garden.

Viewing 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 13th October 1960. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is liable for Bury Council Tax. The property is D rated which is at an approximate annual cost of £2,415 (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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

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