



Independent Estate Agents **Cardwells** www.cardwells.co.uk

EDGEMOOR CLOSE, RADCLIFFE. M26 3NQ



- Semi Detached
- Three Bedrooms
- Guest Cloaks
- Modern Kitchen & Bathroom
- Detached Garage
- Driveway
- Ideal Family Home
- Early Viewing Advised



£285,000

BOLTON

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BURY

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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 market this immaculately presented and well loved three bedroom semi detached home. This property offers superb living accommodation for growing families! Briefly comprising; entrance porch, hallway, lounge, open plan kitchen dining room, orangery, three bedrooms and a modern fitted shower room. Externally this property boasts a driveway to the front with a stunning landscaped rear garden with detached garage, greenhouse and freestanding shed. Situated close to good schools, transport links and local amenities. 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:

Entrance Porch UPVC double glazed stained circular window to front aspect. Door to wc. Ceiling light point.

Guest Cloaks Low flush wc. Wash hand basin. Ceiling light point. Radiator.

Hallway UPVC double glazed window to front aspect. Radiator. Ceiling light point. Feature electric fire and surround.

Lounge 12' 6" x 11' 8" (3.81m x 3.55m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Feature electric fire and surround.

Kitchen/Diner 17' 10" x 7' 9" (5.43m x 2.36m) UPVC double glazed window to rear aspect. Folding doors leading to orangery. A range of wall and base units with sink and drainer. Integrated fridge freezer. Plumbed for washing machine and dishwasher. Spotlighting. Ceiling light point. Radiator.

Orangery 11' 9" x 10' 11" (3.58m x 3.33m) UPVC double glazed patio doors to rear garden. Skylight.

First Floor Landing

Shower Room 6' 8" x 6' 8" (2.04m x 2.02m) UPVC double glazed window to front aspects shower tray with glass shower screen and overhead thermostatic shower. Low flush wc. Pedestal wash hand basin. Wall tiling. Radiator. Spotlighting.

Bedroom 1 11' 1" x 9' 1" (3.39m x 2.77m) UPVC double glazed window to front aspect. Radiator. Ceiling light Point. Fitted wardrobes.

Bedroom 2 9' 8" x 8' 10" (2.94m x 2.69m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 3 6' 9" x 8' 11" (2.07m x 2.71m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes.

Externally Block paved driveway to the front and side. To the rear Indian stones landscaped gardens with patio areas, planted borders with mature plants. Greenhouse. Shed.

Garage Electric roller shutter to front. Power and lighting.

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 24th May 1967, meaning that there are 937 years remaining. 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 B rated which is at an approximate annual cost of £1,878 (at the time of writing).

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"

