



Independent Estate Agents
Cardwells Est. 1982

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LYNMOUTH CLOSE, RADCLIFFE. M26 2RR



- Semi Detached Bungalow
- Two Bedrooms
- No Onward Chain Delay
- Beautifully Presented
- Gated Driveway
- Detached Garage
- Utility Room
- Internal Viewing Advised



£235,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwell Estate Agents are delighted to present to the market this charming two-bedroom semi-detached bungalow, offered for sale with no onward chain delay. Lovingly maintained and cherished by the same family for over 40 years, this wonderful home offers a rare opportunity for buyers seeking a well-cared-for property in a peaceful yet convenient location. Occupying an enviable position within a quiet cul-de-sac, the bungalow boasts attractive kerb appeal with a generous gated block-paved driveway providing ample off-road parking, alongside beautifully maintained mature gardens to both the front and rear. The landscaped outdoor spaces offer a wonderful setting for relaxing or entertaining, with established planting and neatly laid lawns creating a private and tranquil environment. Internally, the accommodation is both spacious and well presented throughout, briefly comprising an inviting entrance hallway, a bright and comfortable lounge, two generous double bedrooms complete with fitted furniture, a fitted kitchen, separate utility room, and a modern shower room. The layout is practical and versatile, perfectly suited to a range of buyers including downsizers or those seeking single-level living. Further benefits include a detached alarmed garage, gas central heating, and double glazing. Conveniently situated close to a range of local amenities, shops, transport links, and everyday conveniences, whilst still enjoying the peace and privacy of its tucked-away setting, this delightful bungalow truly must be viewed to fully appreciate the accommodation, gardens, and potential on offer. Early viewing is highly recommended.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Radiator. Ceiling light point. Loft access. Storage cupboard.

Lounge 19' 7" x 10' 8" (5.97m x 3.24m) UPVC double glazed sliding patio doors to rear garden. Radiator. Two ceiling light points. Feature electric fire and surround.

Kitchen 9' 9" x 6' 1" (2.98m x 1.85m) UPVC double glazed window. Radiator. Ceiling light point. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood.

Utility room 6' 7" x 5' 7" (2.0m x 1.7m) Two UPVC double glazed windows and door. Stainless steel sink and drainer. Plumbed for washing machine. Radiator. Ceiling light point. Radiator.

Bathroom 6' 5" x 5' 5" (1.95m x 1.65m) UPVC double glazed window. Radiator. Ceiling light point. Shower cubicle. Low flush wc. Wash hand basin. Wall and floor tiling.

Bedroom 1 13' 3" x 8' 8" (4.04m x 2.63m) UPVC double glazed window. Radiator. Ceiling light point. A range of fitted wardrobes, drawers and bedside cabinets.

Bedroom 2 9' 10" x 9' 10" (3.0m x 3.0m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes and drawers with inset wash hand basin.

Externally To the front a gated block paved driveway for numerous cars leading to a detached garage. Laid to lawn garden with planted borders to the front. To the rear, a block paved patio area leading to a laid to lawn garden with planted borders and a further paved patio area.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. We encourage all interested parties to seek clarification of this from their solicitor.

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

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 £1,987 (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"

