



Independent Estate Agents  
**Cardwells**<sup>TM</sup>  
Est. 1982

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**LEVER STREET, RADCLIFFE, M26 4PS**



- Semi Detached
- Three Bedrooms
- Large Garage
- Drive for Numerous Cars
- Modern Fitted Kitchen
- Landscaped Gardens
- Freehold Tenure
- Early Viewing Advised



**OIRO £230,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

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Cardwells estate agents are delighted to bring to market this immaculately presented three bedroom semi detached home! Boasting a generous driveway, double length garage and modern kitchen and bathroom to name a few this superb home would suit a first time buyer or growing family! Situated close to great schools, transport links and local amenities this property must be viewed early to avoid disappointment. Comprising; entrance hall, lounge, conservatory, modern fitted kitchen/ dining room, three bedrooms and three piece bathroom. Externally this property boasts gardens to the front and rear with a driveway for numerous cars leading to a large garage! 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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall** Ceiling light point. Stairs to first floor

**Lounge** 16' 1" x 11' 1" (4.9m x 3.37m) UPVC double glazed window to front aspect. Sliding patio doors to conservatory. Inset feature gas fire. Radiator. Ceiling light point.



**Conservatory** 12' 1" x 9' 10" (3.69m x 3.0m) UPVC double glazed patio doors to rear garden. Spotlighting. Three ceiling light points.

**Kitchen/Diner** 16' 7" x 9' 7" (5.05m x 2.92m) UPVC double glazed window and door to rear aspect. UPVC double glazed window to front aspect. Radiator. Spotlighting. Understairs storage cupboard. A range of modern wall and base units with complementing work surfaces and tiled splash back. Sink and drainer. Ceramic hob, electric oven, extractor hood. Built in microwave. Integrated fridge and freezer, dishwasher and wine cooler.



#### **First Floor Landing**

**Bathroom** 5' 9" x 5' 5" (1.75m x 1.65m) UPVC double glazed window to rear aspect. Towel radiator. Spotlighting. Shower bath with over head thermostatic shower. Low flush wc. Wash hand basin with vanity storage under. Wall tiling.



**Bedroom 1** 11' 4" x 9' 7" (3.46m x 2.93m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Over stairs storage cupboard.



**Bedroom 2** 9' 6" x 8' 0" (2.89m x 2.45m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom 3** 7' 5" x 6' 7" (2.26m x 2.01m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Externally** To the front, a gated laid to lawn garden with block paved path. To the side a large block paved and gated driveway for numerous cars leading to a detached double length garage. To the rear a decked patio area, pergola, artificial lawn, planted boarders and outdoor lighting.

**Garage** Door to the side, up and over door to front. Power and lighting.

**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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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 £1,878 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre marketing research shows that the property is not within a Conservation Area.

**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 It