



Parking:
Driveway offering ample parking.

Tenure:
Cardwells estate agents Bolton research indicates the property is Freehold.

Council tax:
Cardwells estate agents Bolton research indicates the property is band E annual cost of £2770

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RADCLIFFE ROAD – DARCY LEVER – AUCTION GUIDE PRICE £330,000

For sale by auction. A fantastic farmhouse on a large plot, with delightful gardens, in a semi rural location. The well presented property has many character features and versatile accommodation. The property is within close proximity to Bolton and Bury, and easy reach of Manchester. The house has been extended, providing a spacious family home, with further potential to improve. There are currently three bedrooms, the master with an en suite, three reception rooms and useful cellar rooms. Outside there are wonderful gardens, which surround, along with driveways, parking and a double garage. Viewing is highly recommended to fully appreciate this fantastic home.

Please contact Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk to arrange a viewing. Please see viewing video in the first instance.



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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance porch:

Dining room: 19' 0" x 14' 7" (5.79m x 4.44m)

Double glazed bay window front aspect, feature marble fireplace incorporating a multi fuel stove, radiator, built in under stairs storage cupboard, oak wooden staircase leading to the landing, coving to the ceiling, radiator.



Kitchen: 14' 1" x 7' 4" (4.29m x 2.23m)

Modern fitted wall and base units with complimentary work surfaces and tiled splashbacks built in Smeg oven and induction hob, extractor hood above, stainless steel sink unit with mixer tap, space for an American fridge freezer, tiled floor, radiator, inset spotlights to the ceiling double glazed bay window side aspect, wooden single glazed door, rear garden aspect, frosted double glazed window rear garden aspect.



W.C:

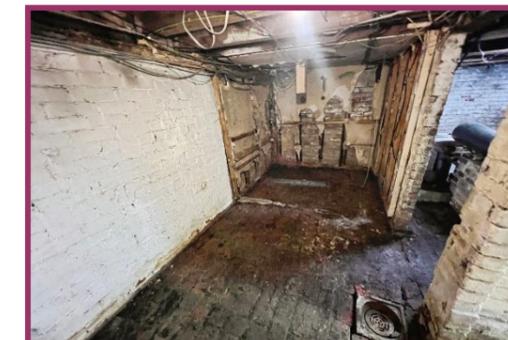
Close coupled WC, wash basin with mixer tap and inset to a vanity unit, tiled floor, radiator, tiled splashback, extractor fan, inset spotlights to the ceiling.

Lower ground floor room: 11' 7" x 14' 8" (3.53m x 4.47m)

From the lounge stairs lead down to a lower ground floor room, which has a window (side aspect) and underfloor electric heating.



An internal door leads to a double garage, with an electronically operated door. An integral door gives access to useful cellar rooms, which benefit from lighting.



Outside:

There are well stocked mature gardens, surrounding the property. A gated driveway leads to an attached double garage. To the rear of the driveway, there is a feature pond and a further enclosed garden. A driveway is situated to the right side of the garden, (off Radcliffe Road) providing ample parking.



Breakfast room: 13' 7" x 12' 0" (4.14m x 3.65m)

Double glazed bay window rear garden aspect, modern fitted wall and base units, complementary work surfaces and splashbacks tiled floor, feature marble fireplace incorporating a multi-fuel burning stove, radiator, inset spotlights, coving to the ceiling. Open through to



Lounge: 23' 10" x 17' 9" (7.26m x 5.41m)

Three opaque windows, side aspect, double glazed window front aspect, feature open brick fireplace, tiled floor, radiator, wooden vaulted ceiling, double glazed sliding doors leading to



Conservatory: 17' 1" x 8' 1" (5.20m x 2.46m)

The conservatory is of brick construction with the resting uPVC double glazed, with a sliding door, giving access to the rear garden, tiled floor, radiator.

Landing:

Double glazed window, side aspect, access to the loft, doors lead to

Master bedroom: 14' 6" x 12' 2" (4.42m x 3.71m)

Double glazed bay window incorporating a window seat front aspect, fitted wardrobes and matching bedside drawers, coving to the ceiling.



En suite:

Shower cubicle, close coupled WC, wash basin, part tiling to the walls, chrome plated towel rail, extractor fan, part tiling to the walls.



Bedroom 2: 12' 0" x 11' 0" (3.65m x 3.35m)

Double glazed window rear aspect, radiator below, fitting wardrobes, coving to the ceiling, overhead storage cupboard.



Bedroom 3: 8' 0" x 7' 8" (2.44m x 2.34m)

Double glazed window rear aspect, radiator below, coving to the ceiling.



Bathroom: 8' 5" x 6' 4" (2.56m x 1.93m)

Double glazed window front aspect, matching suite comprising, Jacuzzi style bath with mix tap/shower attachment close coupled WC, wash basin with mixer tap inset to vanity unit, tiling to walls, chrome plated towel rail, inset spotlights to the ceiling.

