



Independent Estate Agents
Cardwells
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LODGE CLOSE, RADCLIFFE. M26 1QZ



- Semi Detached
- Three Bedrooms
- Master En-Suite
- Guest Cloaks/WC
- Driveway to Front
- Landscaped Rear Garden
- Close to Transport Links
- Ideal Family Home



£275,000

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 E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates

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 Est. 1982

Cardwells estate agents are delighted to bring to market this well presented three bedroom semi detached home. Situated close to local amenities, transport links and good schools, this property is the ideal family home! Comprising of; entrance hallway, downstairs wc, lounge, kitchen, three bedrooms (master en suite) and a family bathroom. Externally this property boasts a driveway to the side with landscaped gardens to the front and 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 Hallway Radiator. Ceiling light point. Laminate flooring. Stairs to first floor. Storage cupboard.

Guest Cloaks/WC UPVC double glazed window to front aspect. Radiator. Ceiling light point. Low flush wc. Pedestal wash hand basin.

Lounge 15' 1" x 14' 5" (4.6m x 4.4m) UPVC double glazed patio doors to rear aspect. Laminate flooring. Understairs storage cupboard. Radiator. Two ceiling light points.

Kitchen/Diner 12' 1" x 7' 6" (3.69m x 2.29m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Laminate flooring. A range of wall and base units. Sink and drainer. Electric hob, electric oven and extractor hood. Integrated dishwasher. Space for fridge freezer. Plumbed for washing machine.

First Floor Landing

Bathroom 7' 10" x 6' 4" (2.4m x 1.92m) UPVC double glazed window to front. Radiator. Panelled bath. Low flush wc. Pedestal wash hand basin. Ceiling light point.

Bedroom 1 11' 11" x 8' 7" (3.63m x 2.61m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Door to en suite.

En-suite Shower cubicle with overhead electric shower. Low flush wc. Pedestal wash hand basin. Radiator. Ceiling light point.

Bedroom 2 10' 2" x 8' 6" (3.11m x 2.59m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 3 9' 0" x 6' 4" (2.74m x 1.92m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Externally To the side a tarmac driveway for numerous cars and laid to lawn garden. To the rear; paved patio area with awning and artificial grass.

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 155 year term which started on 15th December 2013 meaning there is 141 years remaining. The ground rent is £250.00 Per Annum. 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 C rated which is at an approximate annual cost of £2,146 (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 Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bolton 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 Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

