



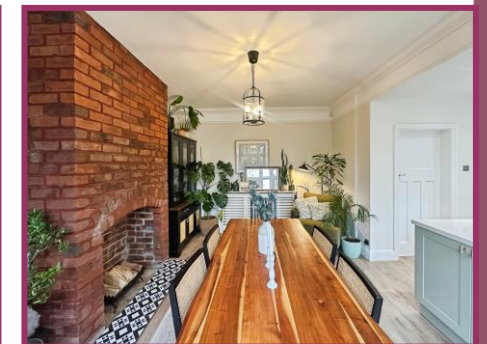
# Independent Estate Agents **Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**RADCLIFFE ROAD, BURY, BL9 9JZ**



- Three Bed Semi Detached
- Modern Fitted Kitchen
- Detached Garage
- Beautifully Presented
- Extended
- Utility Room
- Driveway
- Close to Good Schools & Collages



**£325,000 Offer Over**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this superbly presented extended three bedroom semi detached home. Boasting modern interior throughout this ideal family home comprises; entrance porch, lounge, open plan dining room and kitchen, utility room, three bedrooms and a family bathroom. Externally this property boasts a gated driveway leading to a detached garage with an enclosed rear laid to lawn garden. Situated close to good schools and colleges, as well as just a short walk to Bury town centre with easily accessible transport links. Early and internal viewing highly advised to appreciate everything this lovely home has to offer!

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

**Entrance Porch** Door to living room.

**Living Room** 18' 2" x 13' 5" (5.53m x 4.09m) UPVC double glazed window to front aspect. Radiator. Under stairs storage. Stairs to first floor. Ceiling light point. Feature wood burning stove and surround. Shelving into the alcoves.

**Kitchen/Diner** 19' 4" x 15' 6" (5.89m x 4.72m) UPVC double glazed patio doors to rear aspect. UPVC door to side aspect. UPVC double glazed window to side aspect. Radiator. Exposed brick feature fireplace. A range of wall and base units with complementing work surfaces. Belfast sink and drainer. Space for cooker. Integrated fridge and freezer. Breakfast island.

**Utility/Cloak Room** Low flush wc. Wash hand basin. Plumbed for washing machine. Space for dryer. Wall mounted combination boiler. UPVC double glazed window to rear.

**First Floor Landing** UPVC double glazed window. Ceiling light point.

**Bedroom 1** 12' 2" x 11' 6" (3.71m x 3.50m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobe.

**Bedroom 2** 13' 10" x 9' 6" (4.21m x 2.89m) UPVC double glazed window. Radiator. Ceiling light point, two wall lights.

**Bedroom 3** 9' 6" x 7' 5" (2.89m x 2.26m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobe.

**Bathroom** 7' 6" x 6' 6" (2.28m x 1.98m) UPVC double glazed window to front aspect. Twin grip panelled bath. Shower cubicle with thermostatic overhead shower. Wash hand basin. Radiator. Ceiling light point.

**Externally** Gated driveway to the front leading to a detached garage. Laid to lawn garden and mature shrubbery to the front. To the rear a paved patio area with laid to lawn garden with planted borders.

**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

**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 8th November 1935, meaning that there are 908 years remaining. Our clients advise us that leasehold charge is £5.00 per annum. 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 D rated which is at an approximate annual cost of £2,145 (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 the 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"

