

GREENBANK ROAD, RADCLIFFE. M26 4FR



- Four Bedroomed Detached
- Generous Plot
- Beautifully Presented Throughout
- Master Bedroom Ensuite
- Ground Floor Cloaks
- Integral Double Garage
- Driveway
- Ideal Family Home



£475,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: bury@cardwells.co.uk

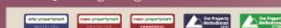
LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents are delighted to bring to the market this immaculately presented and modern four-bedroom detached family home, offering spacious and versatile accommodation throughout, generous gardens and a highly convenient location. Beautifully maintained and thoughtfully designed to accommodate the needs of modern family living, this impressive property presents an excellent opportunity for growing families seeking a home that combines comfort, practicality and generous living space.

Occupying a substantial plot with particularly generous gardens to both the side and rear, the property offers an excellent balance of indoor and outdoor space, making it ideally suited to family life, entertaining and enjoying the warmer months. Offered for sale with the added advantage of no onward chain delay, this superb home is ready for its next owners to make it their own.

Internally, the well-proportioned accommodation is arranged over two floors and briefly comprises a welcoming entrance hallway, a convenient downstairs WC, a spacious lounge providing an inviting setting in which to relax and unwind, and a separate dining room, perfect for family meals and entertaining guests. The breakfast kitchen offers a practical and sociable space for everyday living, whilst the additional study provides valuable flexibility, whether used as a dedicated home office, homework room or a quiet retreat.

To the first floor, the property continues to impress with four well-proportioned bedrooms, all benefiting from fitted furniture, providing excellent storage solutions whilst maximising the available space. The principal bedroom further benefits from its own en suite facilities, adding an extra degree of comfort and convenience for the homeowners. The remaining bedrooms offer excellent versatility for children, visiting guests or additional working-from-home requirements.

Externally, the property enjoys an attractive position within its generous plot. To the front, a driveway provides off-road parking and leads to a double integral garage, offering excellent additional parking and storage facilities. The gardens extend to the front, side and rear of the property, providing an abundance of outdoor space with fantastic potential for family recreation, outdoor dining and entertaining. The particularly generous side and rear gardens are a wonderful feature of this home and further enhance its appeal to buyers looking for that all-important outdoor space. The location is equally appealing, with a variety of well-regarded schools, local amenities, shops and everyday conveniences within easy reach. Excellent transport connections provide convenient access to both Bury and Radcliffe, with their wider selection of shopping, leisure and recreational facilities, making this an ideal choice for families and commuters alike.

Combining spacious and flexible accommodation, four fitted bedrooms, an en suite principal bedroom, a double integral garage and generous surrounding gardens, this beautifully presented detached home offers everything required for comfortable modern family living.

Early viewing is highly recommended to fully appreciate the accommodation, generous plot and excellent family-friendly location on offer. Contact Cardwells Estate Agents Bury on 0161 761 1215 to arrange your accompanied viewing and avoid disappointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Under stairs storage. Radiator. Two ceiling light points. Stairs to first floor.

Study 9' 10" x 6' 10" (3.0m x 2.09m) UPVC double glazed window. Radiator. Ceiling light point. Fitted desk and storage cupboards.

Lounge 13' 9" x 13' 5" (4.2m x 4.08m) UPVC double glazed window. Radiator. Two wall light points. Ceiling light point. Gas feature fire and surround. Double doors to dining room.

Dining Room 13' 10" x 9' 0" (4.22m x 2.74m) UPVC double glazed patio doors and windows. Ceiling light point. Radiator.

Breakfast Kitchen 13' 1" x 9' 0" (4.0m x 2.74m) Two UPVC double glazed windows. Composite door to rear garden. Door to integral garage. A range of modern wall and base units, inset sink and drainer and breakfast bar. Gas hob and oven with extractor hood over. Integrated fridge freezer, dishwasher and washing machine. Radiator. Spotlighting.

Integral Garage 17' 11" x 17' 1" (5.46m x 5.2m) UPVC double glazed window. Electric up and over door. Power and lighting. Radiator. Wall mounted boiler.

First Floor Landing

Bedroom 1 11' 6" x 11' 0" (3.5m x 3.36m) UPVC double glazed window. Radiator. Fitted wardrobes.

En-suite UPVC double glazed window. Radiator. Shower enclosure with over head thermostatic shower. Low flush wc. Vanity wash hand basin. Wall tiling. Spotlighting.

Bedroom 2 13' 1" x 9' 11" (4.0m x 3.03m) UPVC double glazed window. Radiator. Ceiling light Point. Fitted wardrobes.

Bedroom 3 9' 6" x 9' 1" (2.9m x 2.78m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 4 9' 10" x 5' 9" (3.0m x 1.75m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

Bathroom 7' 7" x 5' 10" (2.3m x 1.77m) UPVC double glazed window. Panelled bath. Low flush wc. Vanity wash hand basin. Wall and floor tiling. Radiator. Ceiling light point.

Externally Driveway leading to a double garage. Laid to lawn garden to the front and side. To the rear a great sized rear laid to lawn garden and Indian stone patio area.

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 30th August 1994, meaning that there are 966 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is E rated which is at an approximate annual cost of £3,123 (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

Thinking of Selling If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Arranging a Mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

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