



## FARM CRESCENT, RADCLIFFE, M26 4LU



- Three bed semi detached
- Hall/Cloaks W/C L shaped lounge
- Dining kitchen with appliances
- En-suite to master bedroom
- Double driveway, large rear garden
- Three Piece family bathroom
- No Onward Chain
- Sought after location



**£260,000**

**BOLTON**  
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E: bolton@cardwells.co.uk

**BURY**  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells are delighted to offer to the market this well presented three bed semi detached property on Farm Crescent. Situated on the ever popular Seddons Farm area, the property is ideally located for excellent transport links via Bury, Radcliffe and Bolton. Briefly comprising; hall, cloaks w/c, L shaped lounge, well appointed dining kitchen with integrated appliances and double doors to the garden, turning staircase to the landing, three bedrooms with master en-suite and a white three piece family bathroom. Outside offers double driveway parking to the front, large garden to the rear. The property is UPVC double glazed throughout and is warmed by gas central heating. Viewings are available 7 days a week via Cardwells Estate Agents Bury 0161 761 1215 or via email at [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

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

**Hall** 6' 6" x 3' 4" (1.98m x 1.02m) Composite entrance door, carpet, alarm pad, radiator.

**Cloaks W/C** 5' 10" x 3' 0" (1.78m x 0.91m) W/C, wash basin, frosted UPVC double glazed window, radiator.

**Lounge** 15' 3" x 13' 3" (4.64m x 4.04m) Carpet, UPVC double glazed bay window, radiator.

**Dining Kitchen** 10' 8" x 15' 9" (3.25m x 4.80m) Professionally fitted kitchen comprising 1 1/2 bowl stainless steel sink with mixer tap over, base & wall units, worktops, oven with gas hob and extractor hood, integrated fridge freezer & washing machine, wall mounted gas boiler, cushion flooring, double UPVC doors to the rear garden, UPVC double glazed window, radiator.

**Landing** 3' 6" x 10' 0" (1.07m x 3.05m) Turning staircase, carpet.

**Bedroom One** 9' 4" x 12' 2" (2.84m x 3.71m) Carpet, UPVC double glazed window, airing cupboard, radiator.

**En-Suite** 5' 8" x 5' 2" (1.73m x 1.57m) W/C, wash basin, walk in shower cubicle. with T bar mixer shower, cushion flooring, frosted UPVC double glazed window, radiator.

**Bedroom Two** 8' 6" x 8' 10" (2.59m x 2.69m) Carpet, UPVC double glazed window, radiator.

**Bedroom Three** 8' 6" x 6' 6" (2.59m x 1.98m) Carpet, UPVC double glazed window, radiator.

**Bathroom** 6' 2" x 6' 2" (1.88m x 1.88m) W/C, wash basin, bath, cushion flooring, Frosted UPVC double glazed window, radiator.

**Outside** Driveway parking to the front, patio area, Astro Turf easy to maintain rear garden with timber built raised flower beds.

**Price** £260,000

**Viewing** Your personal inspection is highly recommended and can be arranged via an advanced appointment with Cardwells Estate Agents Bury on 01617611215 or via email; [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**Tenure** We understand that the property is leasehold and is subject to the remainder of 999 year lease dated 01/01/2015 at a cost of £260.00 per annum.

**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](mailto:bury@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bury@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://www.cardwells.co.uk)

**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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

