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**CLOUGHBANK, RADCLIFFE, M26 1BD**



- Semi Detached Family Home
- Four Double Bedrooms
- Extended to Rear
- Newly Fitted Kitchen
- Driveway & Rear Garden
- Ground Floor Shower Room
- Ensuite to Master Bedroom
- Early Viewing Advised



**£350,000**

**BOLTON**

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Cardwells estate agents are delighted to bring to market this EXTENDED four double bedroom semi detached. Situated in Stoneclough this beautifully presented family home boasts three bathrooms and a newly fitted integral kitchen! Comprising of; entrance hallway, downstairs shower room, utility room, lounge, extended family/dining room, newly fitted breakfast kitchen, four double bedrooms (master en suite) and a family bathroom. Externally this property boasts a driveway to the front with laid to lawn gardens to the front and rear. Situated close to transport links, good schools and local amenities this really is the ideal family home! Internal inspection is highly advised. 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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

#### ACCOMMODATION AND APPROXIMATE ROOM SIZES:

**Entrance Hallway** Laminate flooring. Radiator. Ceiling light point. Stairs to first floor.

**Ground Floor Shower Room** Shower cubicle with overhead shower. Pedestal wash hand basin. Low flush wc. Radiator. Ceiling light point. UPVC double glazed window to front aspect.

**Utility Room** 6' 7" x 5' 4" (2.01m x 1.62m) UPVC double glazed window to side aspect. Stainless steel sink. Plumbed for washer.

**Lounge** 15' 6" x 12' 6" (4.72m x 3.81m) UPVC double glazed window to side and front aspect. Radiator. Ceiling light point. Feature fire and surround.

**Family Room** 17' 0" x 13' 5" (5.18m x 4.09m) UPVC french doors and window to rear aspect. Laminate flooring. Two ceiling light points. Two radiators.

**Kitchen** 13' 5" x 8' 6" (4.09m x 2.59m) A range of newly fitted high glass wall and base units with inset sink and drainer. Integrated fridge freezer, oven, microwave, ceramic hob and dishwasher. Breakfast bar. UPVC double glazed window to rear aspect. Ceiling light point. Radiator.

#### **First Floor Landing**

**Bedroom 1** 13' 9" x 9' 5" (4.19m x 2.87m) Velux skylight. UPVC double glazed window to front aspect. Radiator, ceiling light point- door to walk in wardrobe. Door to en suite.

**En-suite** Shower cubicle with overhead shower, low flush wc. Pedestal wash hand basin. Radiator, UPVC double glazed window to rear aspect.

**Bedroom 2** 9' 7" x 9' 5" (2.92m x 2.87m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom 3** 8' 9" x 8' 9" (2.66m x 2.66m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Bedroom 4** 9' 7" x 9' 5" (2.92m x 2.87m) UPVC double glazed window to front aspect. Radiator, ceiling light point.

**Family Bathroom** Panelled bath with overhead shower room and glass screen. Pedestal wash hand basin. Low flush wc. Radiator, UPVC double glazed window to rear aspect. Wall and floor tiling.

**Externally** Driveway to the front with laid to lawn gardens to the front and rear.

**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 5th June 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 Bury and is therefore liable for Bury Council Tax. The property is C rated which is at an approximate annual cost of £1,909 (at the time of writing).

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