



Independent Estate Agents  
**Cardwells** Est. 1982

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

**NORMANDY CRESCENT, RADCLIFFE, M26 3TD**



- Five Bedroom Semi Detached
- Two Ensuites
- Downstairs W/C
- Conservatory
- Double Integral Garage
- Driveway Parking For Multiple Cars
- Utility Room
- Extended



**£375,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.

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Cardwells estate agents are delighted to bring to market this extended five bedroom semi detached! Beautifully presented throughout and offered with no onward chain delay! Situated close to good schools, local amenities and fantastic transport links this property is ideal for large family! This property comprises; entrance porch, hallway, open plan Lounge/Dining Room, Conservatory, Breakfast Kitchen/Diner, Utility Room, Downstairs toilet, Five Bedrooms (two en suites), store room and a family bathroom! Externally this property boasts a driveway leading to a double integral garage with electric door with good sized gardens to front, side and rear! This property truly is one of a kind and early viewing is highly advised to appreciate the size! 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

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Porch** UPVC double glazed. Tiled flooring. Door to hallway.

**Hallway** Stairs to first floor. Under stairs storage. Radiator. Ceiling light point. Tiled flooring.

**Lounge/Dining Room** 25' 7" x 11' 0" (7.8m x 3.35m) UPVC double glazed window. Two radiators. Two Ceiling Light points. Feature gas fire and surround. Karndean flooring. UPVC double glazed sliding patio doors to conservatory.

**Conservatory** 9' 7" x 8' 0" (2.93m x 2.43m) UPVC double glazed with patio doors to rear garden. Tiled flooring.

**Breakfast Kitchen/Diner** 17' 5" x 10' 10" (5.3m x 3.3m) Two UPVC double glazed windows. Radiator. Spotlighting. A range of wall and base units with complementing work surfaces and breakfast bar. Gas hob, electric oven and extractor hood. Stainless steel sink and drainer. Door to integral garage. Tiled flooring.

**Utility Room** 7' 7" x 6' 7" (2.3m x 2.0m) UPVC double glazed door to rear garden. Radiator. Ceiling light point. Stainless steel sink and drainer. Wall And base units. Plumbed for washing machine. Space for fridge freezer. Space for dryer. Tiled flooring.

**Downstairs WC** 6' 7" x 6' 7" (2.0m x 2.0m) UPVC double glazed door to rear garden. Radiator. Ceiling light point. Stainless steel sink and drainer. Wall And base units. Plumbed for washing machine. Space for fridge freezer. Space for dryer. Tiled flooring.

**Family Bathroom** 6' 7" x 6' 5" (2.0m x 1.96m) UPVC double glazed window. Spotlighting. Radiator. Shower cubicle with overhead thermostatic shower head electric shower. Low flush wc. Wash hand basin. Wall and floor tiling.

**Bedroom 1** 11' 11" x 11' 5" (3.64m x 3.49m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes and furniture. Door to en suite.

**En Suite** UPVC double glazed window. Radiator. Ceiling light point. Panelled jacuzzi bath with overhead shower. Low flush wc. Wash hand basin. Wall and floor tiling.

**Bedroom 2** 10' 10" x 10' 8" (3.3m x 3.26m) UPVC double glazed window. Radiator. Ceiling light point. Door to en suite.

**En Suite 2** UPVC double glazed window. Radiator. Ceiling light point. Shower cubicle with overhead shower. Low flush wc. Wash hand basin. Wall and floor tiling.

**Bedroom 3** 13' 0" x 10' 0" (3.97m x 3.05m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes and furniture.

**Bedroom 4** 9' 10" x 9' 9" (3.0m x 2.97m) UPVC double glazed window. Radiator. Ceiling light point.

**Bedroom 5** 7' 8" x 6' 11" (2.34m x 2.12m) UPVC double glazed window. Radiator. Ceiling light point. Over stairs storage cupboard. Fitted shelving and work surfaces.

**Study/Storage Room** Study/Storage Room- UPVC double glazed window. Radiator. Ceiling light point. Shelving. Laminate flooring.

**Externally** laid to lawn garden to front with planted borders. Paved driveway leading to a double integral garage. To the side a paved side garden with greenhouse. To the rear garden a paved patio area with stepped laid to lane garden area with planted borders. Two freestanding sheds and greenhouse.

**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 7th January 1979, meaning that there are 953 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 B rated which is at an approximate annual cost of £1878 (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 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"

