















Independent Estate Agents Est. 1982 Cardwells

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DUMERS LANE, RADCLIFFE, M26 2GF



- Three Bedroom
- End Of Terrace
- Two Large Reception Rooms
- Garage
- No Onward Chain Delay
- Ideal First Time Buy
- Close To Local Amenities
- Early Viewings Highly Advised







OITRO £190,000

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

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.

Cardwells Estate Agents are pleased to bring to market this well cared for three-bedroom end-terraced home, offering generously proportioned living accommodation, two separate reception rooms and the added benefit of an attached garage. Offered with no onward chain delay, this appealing property would suit a variety of purchasers, including first-time buyers and families seeking a home with space to make their own. The accommodation begins with an entrance vestibule leading into the hallway, providing a welcoming introduction to the home. The lounge offers a comfortable setting for relaxing, while the separate dining room provides an excellent space for family meals and entertaining. Having two distinct reception rooms adds flexibility to the layout, allowing purchasers to arrange the living accommodation around their individual needs. A kitchen completes the main living accommodation. There are three bedrooms, providing space for family living, visiting guests or a home office, depending on requirements, together with a bathroom. Well cared for throughout, the property offers an attractive opportunity for buyers looking for a home they can personalise over time. Externally, the property is garden fronted, while to the rear there is an enclosed yard offering a manageable outdoor space for seating and potted plants. The yard leads to an attached garage, which is accessed from the rear via an up-and-over door and provides the valuable benefit of off-road parking, alongside potential storage space. Conveniently positioned close to local amenities and transport links, the property is also just a short drive from Bury town centre, making it well placed for day-to-day shopping, services and commuting. With its sizeable accommodation, three bedrooms, separate reception rooms and garage, this chain-free home deserves an early internal inspection to fully appreciate everything on offer. To arrange an accompanied viewing, please contact Cardwells Estate Agents in Bury on 0161 761 1215. Viewings are available seven days a week.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule Ceiling light point. Door to hallway.

Hallway Wall light point. Radiator.

Lounge 14' 4" x 10' 9" (4.36m x 3.27m) UPVC double glazed window. Radiator. Electric feature fire and surround.

Dining Room 14' 8" x 11' 5" (4.48m x 3.49m) UPVC double glazed window. Radiator. Ceiling light point. Under stairs storage. Feature fire and surround.

Kitchen 8' 3" x 5' 10" (2.51m x 1.79m) UPVC double glazed window and door radiators a range of wall and base units with sink and drainer. Ceiling light point. Space for cooker and fridge freezer.

Shower Room 7' 7" x 4' 0" (2.3m x 1.21m) UPVC double glazed window. Radiator. Ceiling light point. Shower enclosure with overhead shower. Low flush wc. Vanity wash hand basin.

Bedroom 1 14' 8" x 12' 0" (4.48m x 3.66m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 11' 5" x 7' 1" (3.48m x 2.16m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 7' 2" x 8' 11" (2.18m x 2.72m) UPVC double glazed window. Radiator. Ceiling light point.

Externally garden fronted with an enclosed rear paved garden and an attached garage with up and over door.

Garage 14' 5" x 7' 10" (4.4m x 2.4m) Up and over door. Lighting.

Viewings 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 24th December 1905 meaning that there are 878 years remaining. Our clients advise us that leasehold charge is £2.00 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 A rated which is at an approximate annual cost of £1,703 (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 "No" risk of flooding.

Thinking Of Selling? 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.

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"

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