



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

JAMES STREET NORTH, RADCLIFFE, M26 1LL



- Two Double Bedrooms
- Newly Refurbished Throughout
- End Terraced
- Rear Yard
- No Onward Chain Delay
- Ideal First Time Buy
- Close to Local Amenities
- New Kitchen & Bathroom



£170,000

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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 superb, recently refurbished two double bedroom end terraced home, ideally positioned within easy reach of Radcliffe Town Centre. Beautifully presented throughout and offered for sale with the significant advantage of no onward chain delay, this attractive property would make an excellent purchase for first-time buyers, couples, investors or anyone looking for a stylish home that is ready to move straight into. The property has undergone a programme of refurbishment and offers bright, well-proportioned accommodation throughout. Internally, the accommodation comprises an entrance vestibule which opens into a welcoming lounge, providing an attractive and comfortable space for relaxing and entertaining. To the rear is a newly fitted kitchen, finished in a contemporary style with a range of modern units and space for the usual appliances. To the first floor are two generously proportioned double bedrooms, offering excellent flexibility for buyers requiring a guest room, home office or additional family accommodation. Completing the first-floor accommodation is a newly fitted bathroom, finished with a modern suite and contemporary fittings. This property has a wireless thermostat controlled central heating system. Externally, the property is garden fronted, adding to its kerb appeal, whilst to the rear is an enclosed paved yard offering a private and low-maintenance outdoor space, ideal for seating, entertaining or enjoying the warmer months. Being an end terrace, the property also benefits from its position within the row, with ample on-street parking available to the front, side and rear. The location is another major attraction. Radcliffe Town Centre is within convenient reach and provides an excellent selection of shops, supermarkets, cafés and everyday amenities. There are also strong public transport connections nearby, making the property particularly convenient for those commuting towards Bury, Manchester and the surrounding areas. With its recent refurbishment, two double bedrooms, convenient location and no onward chain, we expect this property to attract a high level of interest. Early and internal viewing is therefore highly recommended to fully appreciate the accommodation on offer. To arrange an accompanied viewing, please contact Cardwells Estate Agents Bury on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance vestibule Door leading to lounge.

Lounge 14' 6" x 14' 3" (4.42m x 4.35m) UPVC double glazed window. Feature gas fire and surround. Spotlighting. Radiator. Laminate flooring. Ceiling light point.

Kitchen 11' 9" x 9' 8" (3.58m x 2.94m) UPVC double glazed window. Double glazed composite door. Radiator. Spotlighting. A newly fitted kitchen with wall and base units. Sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washing machine and dishwasher/space for dryer. Laminate flooring.

Bathroom 6' 4" x 5' 8" (1.93m x 1.73m) Twin grip panelled bath with overhead shower. Low flush wc. Vanity wash hand basin. Spotlighting. Chrome effect towel radiator. Partial wall tiling.

Bedroom 1 14' 4" x 9' 2" (4.38m x 2.80m) Two UPVC double glazed windows. Radiator. Ceiling light point.

Bedroom 2 14' 5" x 10' 10" (4.40m x 3.30m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Garden fronted with an enclosed rear paved yard

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is LEASEHOLD - 855 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

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

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 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

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).

