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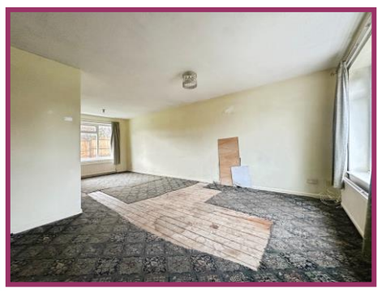
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SEDDON GARDENS, RADCLIFFE. M26 1HX



- Three Bedroom Detached
- No Onward Chain
- In Need of Updating
- Generous Corner Plot
- Potential To Extend STP
- Two Reception Rooms
- Close to Transport Links
- Ideal Project







£250,000

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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.

Cardwells Estate Agents are delighted to bring to market this spacious three bedroom detached family home, occupying an enviable and generously sized corner plot. Offering a wealth of potential, this property presents an exciting opportunity for buyers looking to create their ideal family home, with excellent scope for modernisation, improvement and possible extension, subject to obtaining the necessary planning permissions and consents. Whilst the property would benefit from a programme of updating and refurbishment throughout, it offers generously proportioned and versatile accommodation, providing the perfect blank canvas for purchasers wishing to put their own stamp on a home. Upon entering the property, you are welcomed by an entrance porch leading into a spacious open plan lounge and dining room, offering ample space for both relaxing and entertaining. The kitchen provides access to the property's practical cooking and preparation facilities, whilst a valuable second reception room offers additional flexibility and could be utilised as a family room, playroom, home office or separate sitting room, depending on individual requirements. To the first floor, the accommodation comprises three bedrooms, offering comfortable space for family living, alongside a family bathroom. With thoughtful refurbishment and modernisation, the property has the potential to be transformed into a wonderful long-term family home. Externally, the property really comes into its own. Occupying a substantial corner plot, the home benefits from garden areas extending to the front, side and rear, providing a fantastic amount of outdoor space and exciting possibilities for landscaping, family activities and outdoor entertaining. The generous plot may also offer potential for extending the existing accommodation, subject to the relevant planning permissions and building regulations. To the front of the property, a gated driveway provides valuable off-road parking and leads to a carport, offering additional sheltered parking or useful storage space. The location is another appealing feature, with a variety of local amenities, shops, schools and transport links within convenient reach. For those needing to commute, the property is also situated just a short drive from the motorway network, providing excellent accessibility to surrounding towns and further afield. In summary, this is a fantastic opportunity to purchase a detached property with generous gardens, flexible living accommodation and considerable potential to add value. Whether you are a growing family searching for a home to make your own, or a purchaser seeking a rewarding renovation project, this property offers an exciting opportunity to create something truly special. Early viewing is highly recommended to fully appreciate the accommodation, generous plot size and potential on offer. Contact Cardwells Estate Agents on 0161 761 1215 to arrange your accompanied viewing, available seven days a week.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch Door to lounge.

Open Plan Lounge/Diner 22' 8" x 17' 10" (6.92m x 5.44m) UPVC double glazed window to front and rear aspect. Two ceiling light points. Two radiators. Stairs to first floor.

2nd Reception Room 14' 5" x 7' 9" (4.4m x 2.35m) UPVC double glazed window. Ceiling light point. Radiator.

Kitchen 11' 2" x 8' 5" (3.4m x 2.56m) Composite door to side. UPVC double glazed window to rear aspect. A range of wall and base units with stainless steel sink and drainer. Radiator. Ceiling light point.

First Floor Landing

Bathromm 8' 2" x 5' 8" (2.48m x 1.73m) UPVC double glazed window. Radiator. Ceiling light point. Panelled bath. Low flush wc. Pedestal wash hand basin.

Bedroom 1 13' 9" x 9' 7" (4.18m x 2.92m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 13' 9" x 8' 9" (4.18m x 2.67m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 13' 9" x 9' 7" (4.18m x 2.92m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Gated driveway to the front leading to a car port. Landscaped and laid to lawn gardens to front, side and rear.

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 01617611215, 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 Freehold. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is C rated which is at an approximate annual cost of £2,133 (at the time of writing).

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that the family home is in a position which is regarded as having a "very low" risk of flooding

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

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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