



WINCHESTER ROAD, RADCLIFFE, M26 3LY



- Five Bedrooms
- Extended to the Rear
- Garage
- Driveway
- Ideal Family Home
- Spacious Accommodation
- Early Viewing Advised
- Popular Residential Location



Offers In Excess Of £294,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this considerably extended Five bedroom semi detached home. Offering substantial and spacious living accommodation this property would suit a growing family! Situated close to local amenities, transport links and good schools this property comprises; Entrance hallway Lounge, Large open plan dining area, Kitchen, Five bedrooms and a family bathroom. Externally this property boasts a driveway leading to a garage with up and over door and a landscaped rear garden. 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](http://www.Cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway** Radiator, ceiling light point. Radiator. Storage cupboard. Stairs to first floor.

**Lounge** 22' 5" x 17' 8" (6.83m x 5.38m) UPVC double glazed window to front aspect. Radiator. Open plan to dining area. Laminate flooring. Ceiling light point.

**Open Plan Dining Area** 17' 8" x 12' 9" (5.38m x 3.88m) UPVC double glazed window and doors to rear aspect. Laminate flooring. Two radiators. Two Ceiling light points.

**Kitchen** 15' 0" x 7' 9" (4.57m x 2.36m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. UPVC door to side aspect. A range of wall and base units with sink and drainer. Space for range cooker. Plumbed for washer. Space for fridge freezer.

#### **First Floor Landing**

**Bedroom 1** 11' 2" x 10' 5" (3.40m x 3.17m) Fitted wardrobes. Radiator. Ceiling light point.

**Bedroom 2** 9' 7" x 8' 8" (2.92m x 2.64m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Bedroom 3** 9' 5" x 8' 8" (2.87m x 2.64m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom 4** 8' 1" x 7' 7" (2.46m x 2.31m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Bedroom 5** 7' 1" x 6' 8" (2.16m x 2.03m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Bathroom** 7' 0" x 6' 5" (2.13m x 1.95m) Corner panelled bath with thermostaic shower over. Low flush wc, pedestal wash hand basin. Wall and floor tiling. Radiator. Ceiling spotlights. UPVC double glazed window to front aspect.

**Externally** Driveway for numerous cars leading to a garage with power, electrics and up and over door. To the front a laid to lawn garden; to the rear, a paved rear landscaped garden.

**Price** £320,000

**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 3rd December 1968, meaning that there are 938 years remaining. Our clients advise us that leasehold charge is £16.00 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 C rated which is at an approximate annual cost of £2,034 (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

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