



Independent Estate Agents
Cardwells Est. 1982

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KNOWLES STREET, RADCLIFFE. M26 4DT



- Mid Terraced
- Ideal First Time Buy
- Two Double Bedrooms
- Enclosed Rear Yard
- Well Presented Throughout
- Close to Radcliffe Town Centre
- Close to Local Amenities
- Early Viewing Advised



O/O £160,000

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

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents Bury are delighted to present to the market this beautifully presented two-bedroom mid-terraced home, offering generous living accommodation and an excellent opportunity for first-time buyers, young professionals, or those looking to downsize. Upon entering the property, you are welcomed through a practical entrance vestibule leading into a bright and inviting lounge, providing a comfortable space to relax and unwind. Continuing through, the property boasts a modern kitchen/diner, thoughtfully designed with both everyday living and entertaining in mind. The dining area creates a sociable hub of the home, while the contemporary kitchen offers ample storage and workspace. To the first floor, the accommodation continues with two well-proportioned double bedrooms, both offering plenty of space for furnishings and versatile living arrangements. Completing the first floor is a stylish family bathroom fitted with a modern suite. Externally, the property benefits from a pleasant garden frontage, adding to its kerb appeal, while to the rear there is an enclosed yard providing a private outdoor area ideal for seating, entertaining, or low-maintenance outdoor living. Ideally positioned close to Radcliffe Town Centre, this attractive home enjoys convenient access to a wide range of local amenities including shops, cafés, schools, and leisure facilities. Excellent transport connections are nearby, with superb Metrolink tram and bus services providing easy access into Manchester City Centre and surrounding areas, making it an ideal location for commuters. Offering a fantastic blend of modern living, spacious accommodation, and a convenient location, this charming terraced property is expected to attract strong interest. Early viewing is highly recommended to fully appreciate everything this lovely home has to offer. To arrange an accompanied viewing, contact Cardwells Estate Agents Bury on 0161 761 1215 or email bury@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule Door leading to lounge.

Lounge 14' 2" x 14' 0" (4.32m x 4.26m) UPVC double glazed window. Radiator. Ceiling light point. Feature electric fire and surround.

Kitchen 14' 1" x 10' 8" (4.3m x 3.24m) UPVC double glazed window and door. Radiator. Ceiling light point. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Wall mounted boiler. Plumbed for washing machine. Space for fridge freezer. Understairs storage.

First Floor Landing

Bathroom 7' 10" x 4' 8" (2.39m x 1.43m) UPVC double glazed window. Radiator. Panelled bath with overhead electric shower. Low flush wc. Pedestal wash hand basin. Partially wall tiled.

Bedroom 1 14' 1" x 13' 11" (4.3m x 4.25m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 10' 9" x ' ' (3.28m x m) UPVC double glazed window. Radiator. Ceiling light point. Over stairs storage cupboard.

Externally Gated and paved front garden. To the rear a paved rear enclosed yard with brick built outhouse.

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 15th July 1895, meaning that there are 868 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

Viewing 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 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"



