



KITCHEN



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MASTER BEDROOM



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BEDROOM TWO



BEDROOM TWO



BEDROOM THREE



BATHROOM



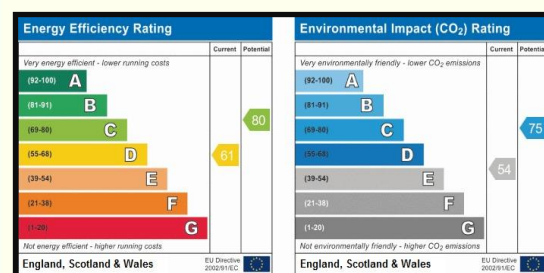
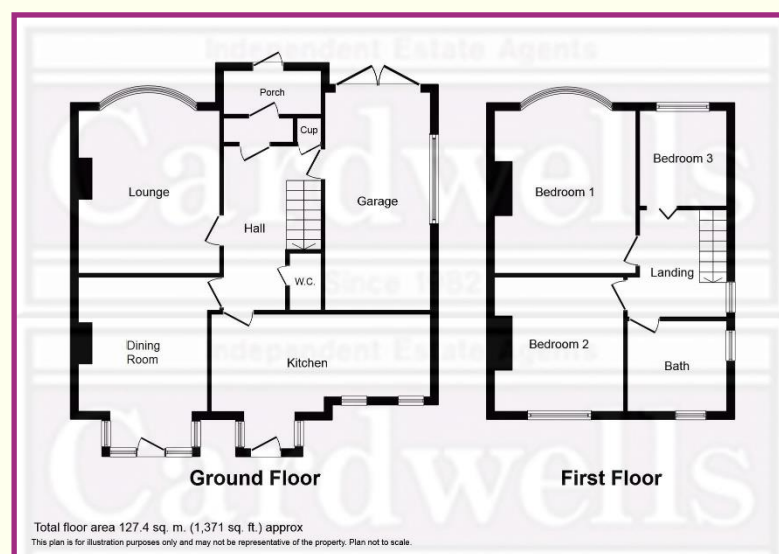
FRONT ASPECT



REAR GARDEN



REAR GARDEN



EPC

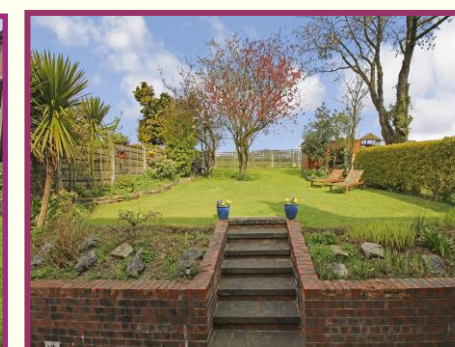


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BURY & BOLTON ROAD, RADCLIFFE
M26 4LJ



- PERIOD SEMI DETACHED
- CHOICE LOCATION
- SUPERB REAR GARDEN
- 2 RECEPTION ROOMS
- EXTENDED KITCHEN
- HALL WITH GUEST WC
- 4PCE BATHROOM
- GARAGE/DRIVE/GARDENS



£299,950

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Delightful period style semi detached property occupying a choice semi rural position just past the junction with Starling Road and Higher Ainsworth Road, well placed for local schools in particular Lowercroft Primary and with a good range of shops and amenities nearby. The house enjoys expansive farmland views to the rear affording the superb rear garden with a great deal of privacy, whilst the front is also not overlooked and provides ample driveway parking and garden space. The house boasts many original features and retains the classic 2 reception room layout, the lounge to the front having a feature mullion style bay window. The comprehensively fitted kitchen has been extended to the rear of the garage and includes a breakfast area, a new guest wc has been incorporated below a balustraded staircase in the entrance hall which has plenty of storage space on offer and a personal door giving access to the garage. The first floor provides three bedrooms, two of which are excellent size doubles both with fitted wardrobes and the bathroom offers a 4pce suite with quality, period style sanitary ware. The house also benefits from gas central heating, double glazing and an alarm system. In order to appreciate the outside space viewing is considered absolutely essential. A pillared driveway allows for ample parking and serves the attached garage, whilst spacious, well tended gardens extend to the front and rear, enjoying open aspect. VIEWING FOR THIS PROPERTY COMES WITH OUR HIGHEST RECOMMENDATION.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch Porch with single entrance door and windows to each side.

Entrance Hall 15' 2" x 6' 11" (4.62m x 2.11m) Maple wooden flooring, balustraded stairs with built in cupboard and understairs wc, front cloaks cupboard with window, leaded glazed front door with top storage cupboards over, central heating radiator, , personal door to the garage, ceiling cornice.

Guest WC Comprises; wall hung wash basin, low flush wc, complementary tiling.

Lounge 13' 11" x 12' 1" (4.24m x 3.68m) Spacious lounge with a large bay window overlooking the front garden with feature leaded lights, period style cast iron coal burning fireplace with tiled hearth, central heating radiators, ceiling cornice, uplighters to each alcove, tv and telephone connections.

Dining Room 14' 0" x 12' 1" (4.26m x 3.68m) (Measured into bay) Rear elevation bay with patio door to the rear garden and windows to each side, tiled fireplace and hearth with coal burning fire, picture rail, ceiling cornice, central heating radiator, tv and telephone connections.

Kitchen/Breakfast Room 17' 8" x 8' 4" (5.38m x 2.54m) Plus depth of bay window. Extended kitchen breakfast room with great vews overlooking the rear garden and fitted with a modern range of base and wall cabinets and coordinating surface tops. Integrated induction hob and double fan oven with grill and stainless steel cooker hood over. Integrated dishwasher, fridge and freezer, inset stainless steel one and half bowl sink with mixer tap and waste disposal, complementary splashback tiling, tiled flooring, rear elevation window, additional bay window to breakfast area with patio door, windows and maple wooden flooring, central heating radiator, inset ceiling downlighters. TV and telephone connection points.

First Floor Landing Spindled balustrade to stairs, side elevation window.

Master bedroom 13' 11" x 12' 1" (4.24m x 3.68m) The master bedroom which enjoys superb elevated views looking towards Manchester, having a front elevation bay window, central heating radiator, fitted wardrobes and access hatch to part boarded loft space.

Bedroom 2 11' 4" x 11' 1" (3.45m x 3.38m) Rear elevation window with open aspect, central heating radiator, fitted double wardrobe, ceiling coving.

Bedroom 3 8' 2" x 7' 1" (2.49m x 2.16m) Front elevation window with open aspect, central heating radiator, ceiling coving.

Family Bathroom 8' 6" x 7' 1" (2.59m x 2.16m) Spacious family bathroom with a period style suite comprising; quadrant style enclosure shower, mixer shower unit connecting to shower outlet, pedestal wash basin, panelled bath with mixer tap/shower, wc, complementary wall tiling with mosaic transition, chrome towel radiator, side and rear elevation windows.

Garage 16' 11" x 9' 1" (5.15m x 2.77m) Double doors opening to the front, personal door giving access to the hall, side window, space and plumbing for appliances, mounted central heating boiler, power and lighting supply.

Externally Tandem style drive with pillared entrance, spacious garden frontage with lawn, established planting, hedgerow and boundary walling. Footpath to the side with access to the stunning rear garden which enjoys open aspect, spacious lawn, paved patio, established plants, trees and shrubs, garden shed, fenced surround.

Price £299,950

Viewings Your personal inspection is highly recommended and can be arranged via an advanced appointment with Cardwells Estate Agents Bury on 0161 761 1215 or via email; bury@cardwells.co.uk

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Please note: all viewings are by appointment only through our Bury Office

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ENTRANCE HALL



ENTRANCE HALL



GUEST WC



LOUNGE FIREPLACE



LOUNGE



DINING ROOM



DINING ROOM



KITCHEN