



Total floor area 94.7 sq.m. (1,019 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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CLYDE ROAD, RADCLIFFE, M26 4PZ



- Sizeable Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Guest WC & Family Bathroom
- Gardens to Front & Rear
- No Onward Chain Delay
- Early Viewing Advised



£160,000

BOLTON

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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, C.W. Pearson.

This sizeable semi detached has deceptively spacious accommodation briefly comprising, hall, lounge, dining room, fitted kitchen, guest w.c. Three bedrooms and a bathroom with three piece suite. Located in a well regarded area for schools and amenities plus having good sized gardens makes this an ideal consideration for the family or investor. Available with no onward chain, early viewing is advised which can be arranged through Cardwells Estate Agents Bury office on 0161 761 1215 or email bury@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Double glazed door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Understairs storage area. Radiator.

Dining Room 10' 0" x 9' 11" (3.04m x 3.01m) Double glazed bay window to the front elevation. Wall mounted gas fire. Radiator. Twin glazed doors leading into the lounge.

Lounge 16' 7" x 10' 11" (5.06m x 3.33m) Double glazed French doors to the rear elevation. Electric fire in focal surround. Door leads through to the hall.

Kitchen 10' 11" x 6' 7" (3.33m x 2.01m) Double glazed window to the rear elevation. Range of fitted base units With contrasting worksurfaces and matching wall mounted cabinet. Electric hob with extractor hood over. Electric oven. Space for fridge freezer. Plumbed for washing machine. Insert 1 1/2 bowl sink and drainer. Tiled splashback's. Door through to the rear hall.

Rear Hall Door leads through to the guest WC with double glazed window to the front elevation and WC. External door from the rear hall.

First Floor Landing Double glazed window to the side elevation.

Bedroom 1 13' 1" x 12' 1" (3.98m x 3.68m) Double glazed window to the front elevation. Over stairs storage. Radiator.

Bedroom 2 12' 10" x 9' 1" (3.92m x 2.78m) Double glazed window to the rear elevation. Radiator.

Bedroom 3 10' 9" x 6' 7" (3.28m x 2.01m) Double glazed window to the rear elevation. Radiator.

Family Bathroom 7' 7" x 7' 5" (2.31m x 2.26m) Double glazed window to the side elevation. Three-piece suite comprising bath with electric shower over, pedestal wash hand basin and close coupled w.c.

Externally The front of the property has a fagged path leading to the front door past twin lawns with path leading around the side to the rear garden. The rear garden is good sized with paved patio area leading onto gravel and lawned garden with mature shrub borders. Fence enclosed.

Price £160,000

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

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

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)

