



**ALMA STREET, RADCLIFFE. M26 4FU**



- Mid Terrace Property
- Lounge & Dining Kitchen
- Gardens to Front & Rear
- In Need of Some TLC
- Popular Location
- Three Bedrooms
- No Onward Chain Delay
- Early Viewing Advised



**£125,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
 14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



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This three bed, mid terrace. Property is in need of some TLC, but offers the opportunity to create a home that is to your own style and taste. The accommodation currently comprises entrance porch, hallway, lounge, dining, kitchen, three bedrooms and a family bathroom with three piece suite. Externally the property enjoys guards to both front and rear with a covered deck, patio to the rear. 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

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

**Entrance Porch** Double glazed windows to 3 sides and double glazed door to the front elevation leading into the floor. Tiled floor. Gas meter. Wall light. Double glazed door leading into the hallway.

**Hall** Double glazed door to front elevation. Stairs lead off to the first floor landing. Glazed door into the lounge.

**Lounge** 14' 5" x 11' 4" (4.39m x 3.45m) Double glazed door to front elevation. Stairs lead off to the first floor landing. Glazed door into the lounge.

**Kitchen/Diner** 14' 5" x 9' 10" (4.40m x 2.99m) Double glazed window and door to the rear elevation. Range of base units with contrasting work surface and matching wall mounted cabinet. Insert one and a half sink and drainer. Electric hob and oven. Floor. Central heating boiler. Radiator. Under stairs store. Door leads out to a covered area.

**First Floor Landing** Stairs lead off the hall to the first floor landing. Loft access.

**Bedroom 1** 12' 11" x 6' 9" (3.93m x 2.05m) Stairs lead off the hall to the first floor landing. Loft access.

**Bedroom 2** 11' 4" x 8' 1" (3.46m x 2.47m) Double glazed window to the front elevation. Radiator.

**bedroom 3** 9' 11" x 7' 7" (3.02m x 2.3m) Double glazed window to rear elevation. Fitted bedroom furniture. Radiator.

**Bathroom** 6' 11" x 6' 1" (2.1m x 1.85m) Double glazed window to the front elevation. Three piece suite comprising bath with electric shower over pedestal wash hand and close couple WC. Tiled elevations. Radiator.

**Externally** The front of the property has a block paved garden area whilst the rear has a good sized garden With covered decking leading onto the garden with paved path and shrub borders.

**Price** £125,000

**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 6th May 1964, meaning that there are 940 years remaining. Our clients advise us that leasehold charge is £3.00 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 A rated which is at an approximate annual cost of £1,382 (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.

**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

**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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