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COUNTESS LANE, RADCLIFFE, M26 3NH



- Garage Roof Renewed 2023
- Freehold
- Three Bedrooms
- Open Plan Lounge/Diner
- Gardens to Three Sides
- New Heating System 2019
- Garage & Driveway Parking
- Detached Bungalow



OIRO £350,000

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

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, R.W.L. Cardwell & R.W. Thompson.



This superb detached true bungalow occupies a generous yet private corner position, located just off the ever popular Countess Lane in Radcliffe. The current owner has modernised various aspects of the property to create a truly superb home. Internally the accommodation comprises an entrance hallway, kitchen/breakfast room, open plan lounge and dining areas, utility, conservatory, three double bedrooms, family bathroom and modern shower room. For any further information or to arrange a viewing please contact Cardwells Estate Agents Bury 01617611215 or visit www.cardwells.co.uk Alternatively you can email ourselves bury@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch Tiled floor, ceiling light point.

Hallway L shaped entrance hallway, ceiling light point, radiator, loft access with pull down ladder.

Shower Room 5' 5" x 5' 2" (1.66m x 1.58m) Downlights. Double glazed window to the front, Bluetooth speaker, extractor fan, Wc, sink, single wall in shower cubicle, tiled walls, karndean flooring.

Bedroom 2 10' 0" x 9' 11" (3.06m x 3.02m) Ceiling light point, double glazed window to the side, radiator.

Kitchen 14' 5" x 9' 10" (4.40m x 3.00m) Ceiling light point, karndean tiled flooring, double glazed windows to the front and the side, fitted wall and base units with extractor fan, electric hob and oven, space for a fridge/freezer and slimline dishwasher, breakfast bar, tiled splashback to the walls, radiator.

Covered Lean To 14' 2" x 5' 11" (4.31m x 1.80m) Access to the garage

Lounge Area 18' 4" x 11' 7" (5.58m x 3.53m) Ceiling light point, french doors to the side, laminate effect flooring, radiator, multi fuel burner open into the Dining Area

Dining Area 12' 11" x 11' 6" (3.94m x 3.50m) Downlights, radiator, laminate effect flooring, double glazed french doors opening onto the garden

Utility room 7' 8" x 7' 1" (2.34m x 2.15m) Ceiling light point, double glazed window to the rear and the side, radiator, fitted base units, stainless steel sink with mixer tap and drainer, space for a washing machine and dryer.

Conservatory 9' 9" x 7' 5" (2.98m x 2.27m) Wall lamp, tiled floor, double glazed, patio doors leading to the garden.

Inner Hallway Wall Lamps

Bedroom 1 12' 10" x 10' 11" (3.90m x 3.32m) Ceiling light points, exposed wooden floorboards, double glazed door and window unit leading to the rear low maintenance garden, fitted wardrobes.

Bedroom 3 10' 11" x 8' 4" (3.34m x 2.54m) Ceiling light point, double glazed window to the rear, radiator.

Family Bathroom 8' 1" x 8' 4" (2.47m x 2.54m) Ceiling light point, extractor fan, heated towel radiator, cushioned vinyl flooring, tiled walls, double glazed window to the rear, Wc, pedestal sink, panelled bath with mixer tap and shower.

Garage 22' 8" x 8' 11" (6.92m x 2.71m) Ceiling light point, electrics and up and over garage door.

Externally Block paved driveway leading to the garage at the front with a mixture of low maintenance and beautiful lawned garden with well stock and mature borders whilst at the rear there is a pleasant low maintenance garden.

Price OIRO £350,000

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. 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 D rated which is at an approximate annual cost of £2,073 (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

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