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**SCHOOL STREET, RADCLIFFE  
M26 3BH**



- 2 bed end mews house
- Popular & convenient location
- Close to town centre & Met Link
- Good local amenities
- Lounge, WC, kitchen dining room
- Enclosed garden to rear
- UPVC D.G, G.C.H
- Viewing advised



**OIEO £120,000**

**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.

A modern 2 bed end Mews house, situated within a very popular and convenient location. Cardwells are pleased to offer for sale this lovely modern house, close to the Metrolink and Radcliffe Centre. The area is well served with local amenities, schools, transport links and shops. Viewing is highly recommended! The accommodation briefly comprises; Lounge, W.C, and a kitchen/dining room. Upstairs there are two bedrooms and a bathroom. The main bedroom has fitted wardrobes and bedroom two has a walk-in wardrobe/storage cupboard. Outside there is an open garden to the front and an enclosed rear garden. The property benefits from UPVC double glazing and gas central heating.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Front Door:**

**Lounge:** 14' 1" x 12' 3" (4.29m x 3.73m) Staircase to landing, radiator.

**Kitchen Breakfast Room:** 15' 3" x 12' 3" (4.64m x 3.73m) uPVC double glazed French doors and window to rear aspect. Modern fitted wall and base units with complimentary work surfaces and tiled splashbacks, built in Neff oven and inset 4 ring gas burner hob with a matching extractor hood above, space for a fridge and a washing machine, radiator, recess display lighting beneath the wall units.

**Guest W.C:** 5' 6" x 3' 1" (1.68m x 0.94m) uPVC frosted double glazed window to side aspect, low level w.c, wash basin, tiled splashbacks, radiator.

**Landing:** Access to the loft, doors lead to

**Bedroom 1:** 10' 7" x 12' 3" (3.22m x 3.73m) uPVC double glazed window to front aspect. Fitted wardrobes, radiator.

**Bedroom 2:** 8' 3" x 10' 2" (2.51m x 3.10m) uPVC double glazed window to rear aspect, radiator, built in storage cupboard/wardrobe.

**Bathroom:** 7' 1" x 5' 5" (2.16m x 1.65m) uPVC frosted double glazed window to rear aspect, 3 piece white suite comprising panel enclosed bath, wash basin, low level w.c, radiator, part tiling to walls, shower above the bath.

**Outside:** Front - There is an open plan garden area and an enclosed laid to lawn garden to the rear.

**Price** O/O £120,000

**Viewing Arrangements** Your personal inspection is highly recommended and can be arranged via an advanced appointment with Cardwells Estate Agents Bury on 01617611215 or via email; bury@cardwells.co.uk

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REAR GARDEN



WC



BEDROOM ONE



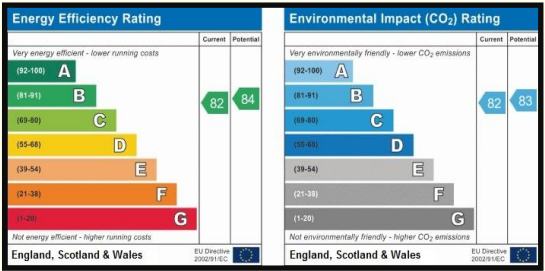
BEDROOM TWO



BATHROOM



BATHROOM



EPC

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