



BATHROOM



REAR GARDEN



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Incorporating: Wright Dickson & Catlow, WDC Estates

CROSS FIELD DRIVE, RADCLIFFE M26 3RX



- STYLISH SEMI DETACHED
- THREE BEDROOMS
- GARAGE CONVERSION RECEPTION
- LIVING ROOM
- SPACIOUS KITCHEN DINER
- CONTEMPORARY BATHROOM
- GCH AND D.GLAZING
- LANDSCAPED DRIVE & GDNS



OIEO £150,000

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STYLISH AND MODERNISED SEMI DETACHED HOUSE*POPULAR CAMS LANE ESTATE* WITHIN EASY REACH OF RADCLIFFE, BURY OR BOLTON INCLUDING TRAM STATION*VIEWING HIGHLY RECOMMENDED Excellent family home with three bedrooms the master being fitted, contemporary bathroom and high gloss kitchen, Rock style front entrance door, gas central heating, double glazing, spacious stone paved driveway, garage conversion providing additional reception room. Accomodation which is well presented throughout comprises; ENTRANCE HALL, LIVING ROOM, 17FT KITCHEN DINER, 14FT 2ND LOUNGE, FIRST FLOOR LANDING WITH ENTRY TO THREE BEDROOMS AND FAMILY BATHROOM. Viewing essential to fully appreciate.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Quality Rock style composite front entrance door and opaque glazed side panel, meter cupboard with upgraded consumer unit, laminate floor, radiator and stairs.

Living room 14' 2" x 12' 5" (4.31m x 3.78m) Front elevation window, laminate floor, inset remote control fire (requires connecting), radiator. Optional French doors to dining kitchen or open plan.

Kitchen/Diner 17' 3" x 8' 9" (5.25m x 2.66m) The dining area has sliding patio doors onto the garden, radiator and laminate flooring. The kitchen is modern gloss style in black with a range of base and wall units and coordinating worktops, integrated gas hob, electric oven and cooker hood, inset sink with mixer tap, wall and floor tiling, rear elevation window, understairs pantry. Entrance door to second reception room/former garage.

Garage conversion/2nd Reception 14' 4" x 7' 5" (4.37m x 2.26m) Front elevation window and French doors at the rear opening to the garden, laminate flooring, mounted slimline electric heater.

First Floor Landing Side elevation window, balustraded over stairs, loft access.

Master bedroom 10' 7" x 10' 2" (3.22m x 3.10m) Fitted wardrobes in Beech laminate finish comprising two double wardrobes with hanging space and shelving, central drawer set, oak flooring, radiator, front elevation window.

Bedroom 2 10' 9" x 8' 8" (3.27m x 2.64m) Rear elevation window, radiator.

Bedroom 3 8' 5" x 6' 5" (2.56m x 1.95m) Rear elevation window, radiator, inbuilt cupboard, oak style laminate floor.

Bathroom 7' 5" x 6' 6" (2.26m x 1.98m) Contemporary style bathroom with a white suite comprising; shaped bath with screen and mounted shower unit with jets, rainhead shower and hand shower, vanity unit wash basin and wc. Complementary wall tiling, chrome radiator, front elevation window, laminate flooring.

Externally Stone flagged driveway with space for two cars, artificial lawn, fenced border. Good size rear garden with lawn, decking and fenced surround.

Tenure We are advised by the vendor the property is Freehold.

Price Offers Over £150,000

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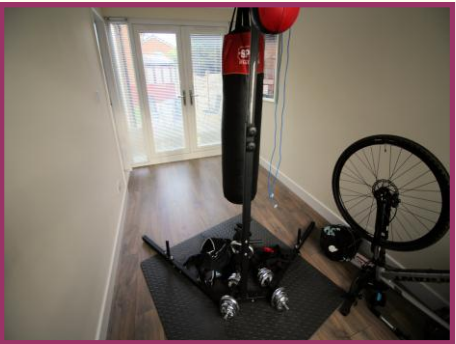
ENTRANCE HALL



LOUNGE



DINING ROOM



GARAGE CONVERSION



GARAGE CONVERSION



BEDROOM ONE



BEDROOM TWO



BATHROOM