



BEDROOM 4



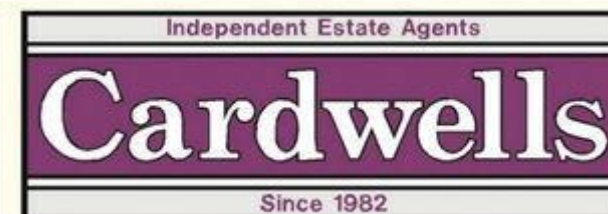
BATHROOM



REAR GARDEN



REAR ELEVATION



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Incorporating: Wright Dickson & Catlow, WDC Estates

PARSONAGE STREET, RADCLIFFE, M26 4TE



- EXTENDED SEMI DETACHED
- 4/5 BEDROOMS
- LOUNGE & CONSERVATORY
- QUALITY KITCHEN DINER
- FAMILY BATHROOM
- EXTRA GUEST WC
- GCH AND D.GLAZING
- DRIVE AND GARDENS



£159,950

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SIGNIFICANTLY EXTENDED PROPERTY* VERSATILE 4/5 BEDROOM LAYOUT*ENSUITE GUEST WC*SPACIOUS CONSERVATORY*NO VENDOR CHAIN Viewings is essential to appreciate the true size of this spacious family home which has a double block paved drive and good size rear garden. The house is tucked away forming a small pocket of properties off Spring Lane within easy reach of Radcliffe tram station and town centre. Fully double glazed and with gas central heating the versatile accommodation is well presented throughout and comprises in summary: VESTIBULE OPENING TO THE LOUNGE WITH ENTRY TO A FURTHER LOUNGE/FIFTH BEDROOM AND GUEST WC. A HALL WITH STAIRS ALSO LEADS FROM THE LOUNGE AND ENTRY TO A FABULOUS DINING KITCHEN AND CONSERVATORY. UPSTAIRS ARE FOUR SIZEABLE BEDROOMS AND A FAMILY BATHROOM WHILST EXTERNALLY IS A DOUBLE DRIVE AND FULLY ENCLOSED REAR GARDEN.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule Entrance door to front, inner lounge door.

Living Room 14' 5" x 13' 0" (4.39m x 3.96m) Laminate flooring, radiator, fireplace with fire.

Sitting Room/Bedroom 5 10' 8" x 6' 1" (3.25m x 1.85m) French doors to the garden, radiator.

Ensuite wc Comprises wc and wash basin, radiator.

Kitchen/Diner 14' 5" x 8' 4" (4.39m x 2.54m) Well appointed kitchen with a good range of quality units and coordinating worktops, integrated dishwasher, washing machine, fridge and freezer, gas cooker, inset sink, wall tiling, inset downlighting, radiator, rear window, french doors.

Conservatory 13' 3" x 9' 3" (4.04m x 2.82m) Dwarf wall with window elevations to each side, french doors, radiator, laminate flooring.

First Floor Landing

Master bedroom 13' 2" x 8' 8" (4.01m x 2.64m) Fitted wardrobes and bridging units, radiator.

Bedroom 2 14' 2" x 6' 7" (4.31m x 2.01m) Dual aspect bedroom with front and rear windows, radiator.

Bedroom 3 8' 8" x 7' 5" (2.64m x 2.26m) Radiator, in-built cupboard.

Bedroom 4 10' 0" x 5' 5" (3.05m x 1.65m) Fitted wardrobes, radiator.

Family Bathroom 6' 6" x 5' 5" (1.98m x 1.65m) Comprises; panelled bath with mounted electric shower over, matching basin and wc, complementary tiling, radiator.

Externally Block paved double drive, enclosed rear garden with lawn, paving and decking.

Price: £159,950

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

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



ENTRANCE HALL



GUEST WC



LOUNGE



KITCHEN/DINER



KITCHEN/DINER



BEDROOM 1



BEDROOM 2



BEDROOM 3