



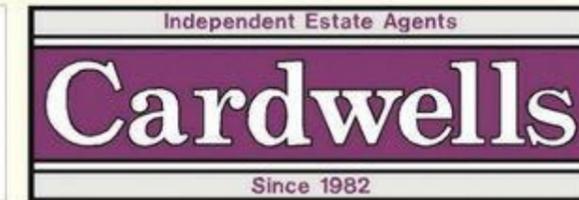
**BATHROOM**



**REAR GARDEN**



**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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**CARDWELLS M28**  
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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. Accommodation 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.

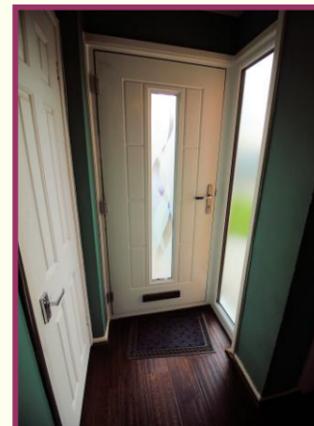
**Externally** Stone flagged driveway with space for two cars, artificial lawn, fenced border. Good size rear garden with lawn, decking and fenced surround.

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

**Price** Offers Over £150,000

**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

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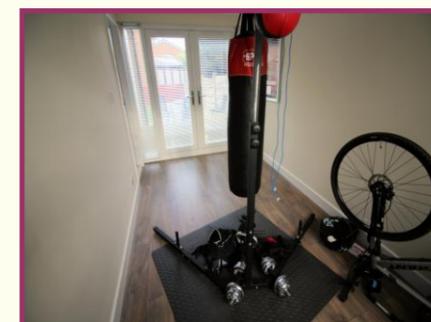
**ENTRANCE HALL**



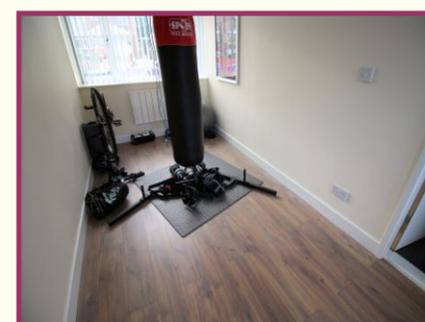
**LOUNGE**



**DINING ROOM**



**GARAGE CONVERSION**



**GARAGE CONVERSION**



**BEDROOM ONE**



**BEDROOM TWO**



**BATHROOM**

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