



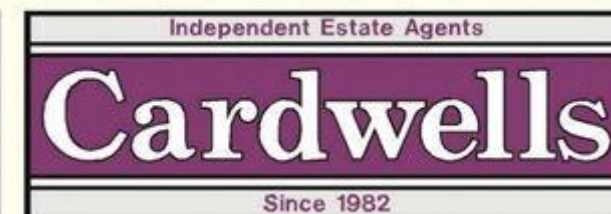
BEDROOM 1



BATHROOM



GARDEN



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Incorporating: Wright Dickson & Catlow, WDC Estates

MILTON ROAD, RADCLIFFE, M26 3QT



- ULTRA STYLISH PROPERTY
- CONTEMPORARY INTERIOR
- 3 SPACIOUS BEDROOMS
- LOUNGE & D'AREA
- LUXURY BATHROOM
- QUALITY FITTED KITCHEN
- HALL AND GARAGE
- GCH AND D.GLAZING



O/O £150,000

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VIEWING IS MOST EARNESTLY RECOMMENDED FOR THIS ULTRA STYLISH SEMI DETACHED FAMILY HOME. The property has been extensively modernised in recent years and offers a real high end feel throughout . The décor is chic with effective neutral tones complemented by LED downlighting to all rooms whilst other features include a stunning family bathroom, impressive contemporary kitchen, 3 spacious bedrooms, full double glazing and of course gas central heating; IN SUMMARY THE ACCOMMODATION COMPRISES, ENTRANCE HALL, LOUNGE WITH SHAPED BAY, DINING AREA, FITTED KITCHEN, FIRST FLOOR LANDING WITH LOFT ACCESS, THREE SIZEABLE BEDROOMS AND A FAMILY BATHROOM. EXTERNALLY ARE FRONT AND REAR GARDENS, DRIVEWAY AND GARAGE.

LOCATION: The property can be reached from either Countess Lane or Wordsworth Avenue and occupies a favourable end/corner style plot facing the green, well placed for local schools, shops and amenities in Radcliffe including the Metrolink Station and within easy commuting distance to Bury and Bolton

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: 8' 7" x 8' 6" (2.61m x 2.59m) Ceramic tiled floor, central heating radiator, stairs with built in cupboard, two additional storage cupboards, inset ceiling downlighting, composite style front door and window with opaque glazing. Glazed Lounge entrance door.

Lounge: 11' 5" x 11' 3" (3.48m x 3.43m) Plus rear elevation splayed bay window. Central heating radiator, inset ceiling downlighting, mounted modern style electric remote fire to central dividing wall with open entry to the dining room.

Dining Room: 11' 3" x 11' 3" (3.43m x 3.43m) (INCLUDES DEPTH OF CENTRAL WALL PILLAR) Rear elevation sliding patios doors, central heating radiator, inset ceiling downlighting, glazed Kitchen entrance door.

Kitchen: 11' 9" x 8' 6" (3.58m x 2.59m) Attractively designed contemporary kitchen offering a range of gloss finish wall and base cabinets and drawers, coordinating granite effect laminate worktops with inset one and a half bowl sink with mixer tap, integrated five ring gas hob with glass/steel cooker hood, built in electric fan oven, space and plumbed for appliances, ceramic tiled floor, inset ceiling downlighting, front elevation window, garage entrance door.

First Floor Landing: Stairs, half landing and re-turn to main landing with loft access and inset ceiling downlighting.

Bedroom 1: 11' 5" x 11' 4" (3.48m x 3.45m) PLUS RECESS. Double room with rear elevation window, central heating radiator and inset ceiling downlighting.

Bedroom 2: 11' 4" x 9' 1" (3.45m x 2.77m) PLUS DOORWAY AREA. Double room with rear elevation window, central heating radiator and inset ceiling downlighting.

Bedroom 3: 10' 7" x 8' 7" (3.22m x 2.61m) MAX. Spacious third bedroom with a side elevation window, central heating radiator and inset ceiling downlighting.

Bathroom: 7' 0" x 5' 5" (2.13m x 1.65m) Superb family bathroom with a real high end feel beautifully appointed with fully coordinated ceramic floor and wall tiling and suite comprising; panelled bath with screen and mounted chrome mixer shower with rainhead shower and additional handset, vanity unit wash basin with chrome mixer tap, low flush wc, chrome towel radiator, inset ceiling downlighting, front elevation window.

Externally: To the front is a spacious garden with two sections of lawn and footpaths, driveway which serves a garage measuring internally 16'10 x 9'10 having up and over front door, personal door and window to the rear and a mounted central heating boiler. To the rear is a well sized fully enclosed split level garden with paving and lawn.

Price: O/O £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 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.



LOUNGE



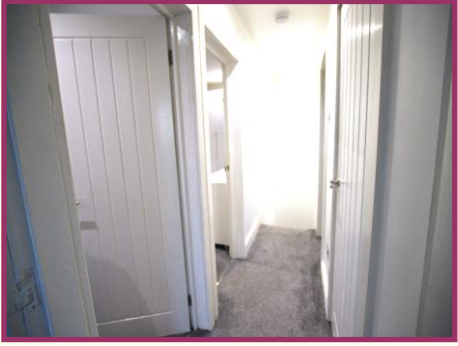
DINING ROOM



DINING ROOM



KITCHEN



LANDING



BEDROOM 1