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Incorporating: Wright Dickson & Catlow, WDC Estates

## DUMERS LANE, RADCLIFFE M26 2GF



- PERIOD MID TERRACE
- STYLISH REFURBISHED INTERIOR
- TWO BEDROOMS
- VESTIBULE & HALL
- LIVING ROOM
- KITCHEN-DINER & UTILITY
- FAMILY BATHROOM
- REAR PARKING



**£99,950**

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A stylish impressively refurbished period mid terrace offered for sale with NO CHAIN. The house has under gone major improvements over the last 6 months (as of April 2017) and provides spacious well appointed living space which is fully double glazed and gas centrally heating, The accommodation comprises in summary: VESTIBULE, ENTRANCE HALL, LOUNGE, SPACIOUS KITCHEN-DINER AND A UTILITY. THE FIRST FLOOR OFFERS TWO BEDROOMS AND A WELL APPOINTED FAMILY BATHROOM. THE PROPERTY HAS A GARDEN FRONTAGE AND A SIZABLE ENCLOSED REAR YARD WITH UP AND OVER VEHICULAR DOOR ALLOWING SECURE PARKING. Viewing highly recommended.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Vestibule** Front entrance door

**Hall** 13' 10" x 3' 0" (4.21m x 0.91m) Stairs to first floor central heating radiator

**Lounge** 14' 3" x 11' 3" (4.34m x 3.43m) Stone type fireplace housing a living flame gas fire, front elevation window, central heating radiator

**Kitchen-Diner** 14' 1" x 11' 4" (4.29m x 3.45m) Fabulous size high gloss kitchen-diner with a comprehensive range of wall and base units and drawers with coordinating worktops. Integrated gas hob, electric oven, cooker hood and dishwasher, inset 1-and-a-half bowl sink with mixer tap over, brick pattern wall tiling, tiled floor, understairs storage cupboard, central heating radiator, rear elevation window

**Utility** 8' 3" x 4' 9" (2.51m x 1.45m) Matching base units and worktops with sink, space for washing machine, side window and door, central heating radiator

**First Floor Landing** Balustrade stairs and cupboard

**Master Bedroom** 14' 7" x 11' 11" (4.44m x 3.63m) Sliding door mirrored wardrobes, central heating radiator, front elevation window

**Bedroom Two** 14' 6" x 7' 2" (4.42m x 2.18m) Fitted cupboards, rear elevation window, central heating radiator

**Bathroom** 11' 5" x 7' 2" (3.48m x 2.18m) Comprises paneled bath with chrome bar shower, pedestal wash basin and a low flush WC. Central heating radiator, rear elevation window

**Externally** Garden frontage, enclosed rear yard at the rear with shed and entry via an up-and-over garage style door to allow parking

**Price** £99,950

**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.



**ENTRANCE HALL**



**KITCHEN-DINER**



**UTILITY ROOM**



**LANDING**



**MASTER BEDROOM**



**BEDROOM TWO**



**BATHROOM**

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