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RADCLIFFE MOOR ROAD, RADCLIFFE, M26 3WL



- LUXURY PERIOD PROPERTY
- VERSATILE ACCOMMODATION
- VIEWING ESSENTIAL
- FOUR BEDROOMS
- FOUR RECEPTION ROOMS
- LARGE CONSERVATORY
- LANDSCAPED REAR GARDEN
- AVAILABLE FROM APRIL 2020



£1750 PCM

BOLTON
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T: 01204 381 281 E: bolton@cardwells.co.uk

LETTINGS & MANAGEMENT

BURY
14 Market St, Bury, BL9 0AJ
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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, C W Pearson.

A distinctive and individual detached property boasting exceptional living space. This former farmhouse has been transformed by the present owners into a family home with a stylish interior, modernised and reconfigured allowing great versatility with a combination of character and contemporary features creating a real high end feel throughout. The property borders pastureland and so enjoys a semi-rural feel, conveniently positioned for access to Bury, Bolton and other neighboring towns and of course within easy reach of Manchester City Centre and Salford Quays by tram. Other features include, cctv, alarm system, gas central heating and double glazing. The accommodation which is supremely spacious and beautifully appointed comprises; ground floor: entrance hall, lounge, dining room, kitchen/breakfast room, utility and guest wc, games room, large glass roof conservatory, office with entry to a fourth bedroom/ ensuite and an additional reception room first floor: Spacious galleried style landing, master suite comprising, bedroom, dressing room and ensuite, two further bedrooms one with ensuite, luxury family bathroom and a storage room. Externally the property stands in a sizable plot with entry to a gated driveway which serves a single garage and access to the large professionally landscaped rear garden. The property is available from April 2020, on a 12 month assured short hold lease, and will be part furnished. Viewings are available 7 days a week by Cardwells Estate Agents Bury 0161 7611215, or via email at lettings@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: 14' 7" x 6' 0" (4.44m x 1.83m) Balustraded staircase, Oak style floor.

lounge; 15' 6" x 14' 11" (4.72m x 4.54m) Front elevation window, Oak style floor, fireplace. Doors to:

Dining Room: 14' 4" x 14' 3" (4.37m x 4.34m) Oak style floor. Doors to:

Conservatory 23' 5" x 17' 5" (7.13m x 5.30m) and 12'6 x 10'6 Large L-shaped glass roof conservatory with dwarf wall, fitted blinds, French doors and aircon units.

Games Room: 20' 2" x 14' 8" (6.14m x 4.47m)

Kitchen/Breakfast Room: 21' 11" x 14' 0" (6.68m x 4.26m) Superb high gloss kitchen with coordinating granite worktops and island unit. Comprehensive range of integral appliances ie; dishwasher, hob, cooker hood, two ovens, microwave, plate warmer, freezer and fridges. Rear elevation window, tiled floor.

Utility room: 12' 0" x 5' 0" (3.65m x 1.52m) Side external door and window

WC: 5' 0" x 3' 0" (1.52m x 0.91m)

Office: 14' 10" x 8' 7" (4.52m x 2.61m) Fitted range of furniture, front elevation window.

Bedroom 4: 10' 10" x 9' 9" (3.30m x 2.97m) Front and side elevation windows, two part side entrance door.

En-suite: 10' 10" x 3' 11" (3.30m x 1.19m)

Reception Room: 16' 11" x 14' 4" (5.15m x 4.37m) with WC off

First Floor Landing: 16' 2" x 6' 9" (4.92m x 2.06m) WIDENING TO 9'8 Feature velux ceiling window, gallery style balustraded stairs, front elevation window.

Master Bedroom: 21' 8" x 14' 2" (6.60m x 4.31m) Juliet balcony, window seat, vaulted beamed ceiling.

En-suite: 8' 0" x 3' 0" (2.44m x 0.91m) plus shower recess. Luxury suite with shower, vanity sink unit and wc, side elevation window.

Dressing Room: 15' 0" x 5' 0" (4.57m x 1.52m)

Bedroom: 14' 5" x 14' 4" (4.39m x 4.37m) Rear elevation window.

En-suite: 5' 9" x 5' 1" (1.75m x 1.55m)

Bedroom: 15' 7" x 9' 7" (4.75m x 2.92m) Side and front elevation windows.

Storage: 7' 5" x 5' 3" (2.26m x 1.60m)

Bathroom: 11' 0" x 7' 10" (3.35m x 2.39m) Luxury bathroom with raised flooring, corner bath, sink, wc and wetroom style shower area. Coordinating wall and floor tiling, side and front elevation windows.

Garage: Attached single garage.

Grounds/Gardens: Gated block paved driveway, professionally landscaped established rear garden with stone retainers, two tier lawn, patio areas and footpaths.

Price: £1750 per calendar month

Holding Deposit A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

Deposit A deposit of 5 weeks rent is payable via the Deposit Protection Scheme, more information can be found at www.depositprotection.com



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