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 Incorporating: Wright Dickson & Catlow, WDC Estates

**EBURY STREET, RADCLIFFE
 M26 4BL**



- STYLISH PERIOD TERRACE
- TWO BEDROOMS
- SPACIOUS LIVING ROOM
- CONTEMPORARY KITCHEN-DINER
- NEW QUALITY BATHROOM
- GCH AND D.GLAZING
- ENCLOSED REAR GARDEN
- VIEWING HIGHLY RECOMMEND



O/O £95,000

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STYLISH PERIOD TERRACE*LAWNED AND PAVED REAR GARDEN*SPACIOUS INTERIOR WITH TALL CEILINGS*SUPERB HIGH END BATHROOM*GLOSS WHITE KITCHEN*VIEWING ESSENTIAL
 Superb period style garden terrace offering excellent size living accommodation with gas central heating, upvc style double glazing and a fabulous new bathroom which offers a real high end feel. The house occupies a tucked away position reached from either Ainsworth Road or Water Street and is within easy reach of the town centre, metrolink/tram station, local schools and shops and has the benefit of a sizeable rear garden. The accommodation comprises in summary; **ENTRANCE TO: LIVING ROOM, SEPARATE STAIRS, KITCHEN-DINER, FIRST FLOOR LANDING, MASTER BEDROOM, BEDROOM TWO AND A BATHROOM.**

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Front entrance door to living room.

Living Room 14' 7" x 14' 6" (4.44m x 4.42m) Upvc style double glazed front elevation window and front door with top window, central heating radiator. Entry to kitchen-diner and stairs.

Stairs Enclosed stairs to first floor landing.

Kitchen/Diner 14' 6" x 11' 2" (4.42m x 3.40m) Maximum measurement across stairs. Gloss white kitchen units including drawers with coordinating granite style worktops, integrated Bosch electric hob, cooker hood over, Neff integrated oven and grill, underhung stainless steel sink with mixer tap, space and plumbed for appliances, brick patterned splashback wall tiling. Understairs storage, upvc style double glazed rear elevation entrance door and window, mounted central heating boiler, central heating radiator.

First Floor Landing Inset ceiling downlighter, loft access.

Master bedroom 14' 4" x 11' 2" (4.37m x 3.40m) Upvc style double glazed front elevation window, central heating radiator.

Bedroom 2 9' 9" x 8' 3" (2.97m x 2.51m) Upvc style double glazed rear elevation window, central heating, interated tall storage cupboard, inset ceiling downlighters.

Bathroom 14' 2" x 4' 2" (4.31m x 1.27m) Fully modernised luxury style bathroom with attractive marble effect porcelain style wall tiling to complement a contemporary white bathroom suite comprising; panelled bath with side taps and mounted shower over, vanity wash basin unit and a low flush wc. Chrome towel radiator, plastic covered ceiling with inset downlighters, upvc style double glazed rear elevation window.

Externally Garden fronted designed for low maintenance with paving/pebbled groundcover and established planting, steps and footpath to the front entrance. To the rear is a sizeable enclosed garden with stone paved patio and good size area of lawn not directly overlooked.

Price Offers Over £95,000

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



KITCHEN DINER



MASTER BEDROOM



MASTER BEDROOM



BEDROOM TWO



BATHROOM



BATHROOM

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