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Incorporating: Wright Dickson & Catlow, WDC Estates

REGAL CLOSE, WHITEFIELD, M45 8NR



- 3 Bedroom Link- Detached
- Lounge & Dining Area
- Fitted Kitchen
- Conservatory 13'6 x 9'8
- En Suite & Family Bathroom
- Driveway & Garage
- Rear Garden
- Viewing Recommended



£149,950

CARDWELLS BOLTON

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e: bolton@cardwells.co.uk

CARDWELLS BURY

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WHITEFIELD/PRESTWICH

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t: 0161 773 1011

e: whitefield@cardwells.co.uk

CARDWELLS M28

6 Memorial Rd M28 3AQ

t: 0161 794 3434

e: m28@cardwells.co.uk

Cardwells are pleased to offer to market this three bedroom link- detached home, in reach of the areas excellent amenities which include: popular schools, shops, transport links via both the Motorway and Metrolink networks. The accommodation on offer briefly comprises: Lounge opening to dining area, kitchen and conservatory, 3 bedrooms, the master having an en suite, family bathroom with 'jacuzzi' bath and shower. Externally there are gardens and a driveway leading to a garage. Offered with early vacant possession, please call our Whitefield branch to arrange viewings, 7 days a week on 0161 773 1011

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Glazed door into porch, radiator, glazed door into

Lounge: 14' 2" x 11' 6" (4.33m x 3.50m) Double glazed box bay window to front, radiator, gas fire, understairs storage, opens to

Dining Room: 9' 10" x 6' 9" (3.00m x 2.06m) Double glazed sliding patio doors to rear, radiator, opens onto

Kitchen: 10' 2" x 8' 4" (3.11m x 2.55m) Double glazed window to rear. Base and wall cabinets, contrasting work surfaces, one and half bowl sink and drainer, electric hob, oven and extractor, integrated fridge freezer and dishwasher, plumbing for automatic washing machine.

Conservatory: 13' 6" x 9' 8" (4.11m x 2.94m) Double glazed windows to 3 sides, brick base, tiled floor, radiator.

First Floor Landing: Loft access, window to side.

Bedroom 1: 12' 2" x 8' 4" (3.72m x 2.54m) Double glazed window to front, fitted wardrobes, radiator.

En Suite: Double glazed window to side, shower enclosure, wash hand basin. and low level w.c.

Bedroom 2: 9' 6" x 8' 6" (2.90m x 2.58m) Double glazed window to rear, fitted wardrobes, radiator.

Bedroom 3: 8' 0" x 6' 1" (2.45m x 1.86m) Double glazed window to front, radiator.

Bathroom: Double glazed window to rear, 3 piece bathroom suite with jacuzzi bath with slower, pedestal wash basin, low level w.c, tiled elevations and floor.

External: Driveway leading to garage with garden laid mainly to lawn with pathway to front door. To the rear, fenced enclosed with paved patio leading to lawn.

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 AREA



BEDROOM



EN SUITE



BEDROOM



BEDROOM



BATHROOM



GARDEN

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