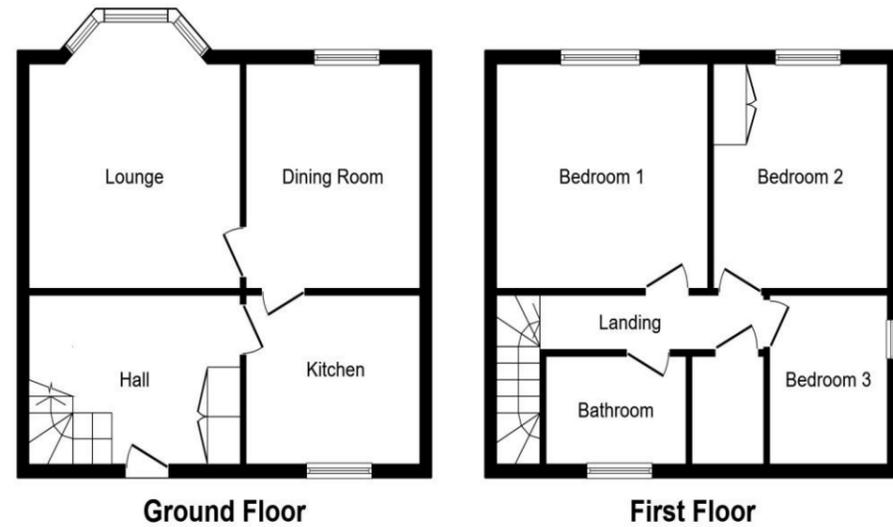


**KEATS CRESCENT, RADCLIFFE, M26 3GT**



Total floor area 89.8 sq.m. (967 sq.ft.) approx  
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

- Full Modernisation Required
- No Onward Chain
- Three bedrooms
- Two Reception Rooms
- Gardens to Front & Rear
- 1.2 Miles from Metro Link
- Investment Opportunity
- Close to Bolton Road Park



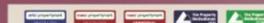
**£110,000**

**BOLTON**  
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 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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**LETTINGS & MANAGEMENT**  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Ideal investment opportunity! Keats Crescent is located on a quiet street in the Radcliffe area. Situated approximately a ten minute drive from Radcliffe town centre where there are many shops and also approximately 1.2 miles from the Metro-link. Also, within walking distance, is Bolton Road Community Centre, tennis courts and Bolton Road Park Playground. The property does require complete modernisation throughout and internally the property comprises an entrance hallway, kitchen, lounge and dining room to the ground floor with three bedrooms and a bathroom to the first floor. For any further information please call Cardwells Estate Agents Bury 01617611215 or visit our website [www.cardwells.co.uk](http://www.cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway** Ceiling light point, storage cupboard, stairs to the first floor.

**Kitchen** 11' 10" x 8' 8" (3.60m x 2.63m) Ceiling light point, window to the front, wall and base units with stainless steel sinks, space for appliances.

**Dining Room** 11' 6" x 9' 6" (3.50m x 2.89m) Ceiling light point, window to the rear

**Lounge** 12' 8" x 11' 5" (3.85m x 3.49m) Ceiling light point, bay window looking over the garden

**First Floor Landing** Ceiling light point, storage cupboard.

**Bedroom 1** 11' 6" x 11' 5" (3.50m x 3.49m) Ceiling light point, built in wardrobes, window to the rear.

**Bedroom 2** 11' 6" x 10' 9" (3.51m x 3.27m) Ceiling light point, built in wardrobes, window to the rear.

**Bedroom 3** 8' 9" x 7' 1" (2.66m x 2.15m) Ceiling light point, window to the side.

**Bathroom** 7' 2" x 5' 6" (2.18m x 1.68m) Ceiling light point, window to the front, Wc, pedestal sink, panelled bath.

**Externally** Lawned garden to the front which could potentially be turned into off road parking with a lawned garden to the rear.

**Price** £110,000

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. We encourage all interested parties to seek clarification of this from their solicitor.

**Council Tax** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is A rated which is at an approximate annual cost of £1,382 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

**Flood Risk** Cardwells estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding.

**Thinking of Selling** Thinking of selling? If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you.

**Arranging a Mortgage** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Viewing** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. 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 Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, 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. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

