



Independent Estate Agents **Cardwells** Est. 1982

www.cardwells.co.uk

BUNTING MEWS, WORSLEY, M28 7XG



- No onward chain
- 3 bedroom semi detached
- Allocated and visitor parking
- Family bathroom and en suite
- Lounge and kitchen diner
- Front and rear gardens
- Close to commuter routes
- Walking distance Ellenbrook Primary School



OIRO £265,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

Independent Estate Agents **Cardwells** Est. 1982

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, R.W.L. Cardwell & R.W. Thompson.

Offered for sale with NO ONWARD CHAIN is this well appointed semi detached home situated within a quiet cul-de-sac in the ever popular Ellenbrook location. This wonderful home is in need of some modernisation and is conveniently located for many local amenities and has good access to motorway links with Ellenbrook Primary School within walking distance. Internally the accommodation comprises a porch, lounge and kitchen/diner to the ground floor with three bedrooms, the master with en-suite and family bathroom to the first floor. Externally there is a lawned garden with a flagged path leading to the front door with allocated parking for one spot to the rear of the properties and allocated visitors parking to the front. To the rear of the property there is a low maintenance flagged garden with gravelled borders surrounding and a gate which leads to the front. For further information and to arrange a viewing contact Cardwells Estate Agents 01617943434 Email mail@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 7' 2" x 3' 8" (2.19m x 1.12m) Ceiling light point, radiator.

Lounge: 16' 1" x 15' 3" (4.89m x 4.66m) Ceiling light point, double glazed window to the front, radiator, gas fire and feature surround.

Kitchen diner: 15' 11" x 9' 8" (4.85m x 2.95m) Ceiling light point, double glazed window overlooking the garden to the rear, door to the rear, understairs storage, range of fitted wall and base units with integrated extractor fan, five ring gas hob, electric oven, space for a washing machine, dishwasher, fridge/freezer, one and a half bowl stainless steel sink with mixer tap and drainer, radiator, tiled floor with splashback to the walls.

Landing: Ceiling light point, radiator, storage cupboard, loft access.

Bedroom 1: 13' 1" x 10' 1" (4.00m x 3.07m) Ceiling light point, double glazed window to the rear overlooking the garden, radiator, fitted wardrobes.

En suite: 7' 6" x 2' 5" (2.29m x 0.74m) Ceiling light point, extractor fan, three piece suite incorporating a wc, pedestal sink, walk in shower cubicle, tiled floor and walls.

Bedroom 2: 9' 3" x 9' 1" (2.82m x 2.78m) Ceiling light point, double glazed windows to the front, radiator.

Bedroom 3: 9' 9" x 7' 1" (2.98m x 2.17m) Ceiling light point, double glazed window to the front, radiator, storage cupboard.

Bathroom: 9' 1" x 5' 5" (2.76m x 1.64m) Ceiling light point, double glazed window to the side, radiator, three piece suite incorporating a wc, pedestal sink, panelled bath with mixer tap, tiled floor and walls.

Outside: To the front of the property, there is a lawned garden with a flagged path leading to the front door with allocated parking for one spot to the rear of the properties and allocated visitors parking to the front. To the rear of the property there is a low maintenance flagged garden with gravelled borders surrounding and a gate which leads to the front.

Viewings: All viewings are by advance appointment with Cardwells estate agents, 0161 7943434, mail@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents research shows the property is Leasehold, 999 years from 31 July 1991, we are advised the ground rent is £90 per year.

Council tax: Cardwells estate agents research shows the property is band C annual charges of £2066

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, 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 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 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

