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LEIGH CLOSE, TOTTINGTON, BL8 4HL



- Detached True Bungalow
- Three Bedrooms
- 'L' Shaped Lounge/Diner
- Fitted Kitchen
- Conservatory
- Four Piece Bathroom
- Gardens to Front & Rear
- No Onward Chain Delay



OIRO £325,000

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



This lovely detached three bedroomed true bungalow has had the same owner since new and is now ready for the new family to move in and enjoy. The accommodation is well presented and briefly comprises entrance porch, Hall, L-shaped, lounge / dining room, fitted kitchen, conservatory, three bedrooms, two of which are fitted and bathroom with four-piece suite. There are attractive garden areas to both front and rear with driveway parking leading to the detached garage to the side. Early viewing of this lovely bungalow is advised and can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, email bury@cardwells.co.uk Or visit our website www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch 4' 5" x 3' 3" (1.35m x 1.0m) Glazed door to the front elevation leading into the porch. Tiled floor. Glazed door leading into the hall.

Hallway 12' 8" x 5' 1" (3.87m x 1.56m) Radiator. Loft access. Storage cupboard.

'L' Shaped Lounge/Diner Lounge 5.97 x 2.79 m Dining 3.0 m x 3.34 m. Twin glazed doors lead off the hall and into the dining area which then opens onto the lounge. Two double glazed windows to the front elevation. Living flame gas fire. Two radiators. Double glazed sliding patio doors to the rear of the lounge leading into the conservatory.

Conservatory 9' 10" x 9' 6" (3.0m x 2.9m) Double glazed windows to the three elevations including double glazed sliding patio doors to the side. Tiled floor.

Kitchen 9' 10" x 8' 4" (3.0m x 2.54m) Glazed door and double glazed window to the rear elevation. Range of base units with contrasting work, surfaces matching wall mounted cabinets. Four ring electric hob. Electric oven. Inset sink and drainer. Plumbed for washing machine. Space for fridge freezer. Tiled floor. Tiled elevations. Central heating boiler.

Bedroom 1 14' 2" x 11' 9" (4.33m x 3.59m) Double glazed window to the front elevation. Range of fitted wardrobes. Radiator. Door leading to the bathroom.

Bedroom 2 10' 9" x 9' 6" (3.28m x 2.9m) Double glazed window to rear elevation. Range of fitted wardrobes. Radiator.

Bedroom 3 10' 4" x 9' 2" (3.14m x 2.79m) Radiator.

Bathroom Doors lead off the hall and also off the master bedroom. Double glazed windows to the side elevation. Four piece suite comprising bath, walk-in shower, pedestal wash, handbasin and close coupled WC. Tiled elevations.

Externally The front of the property has a mature shrub filled garden with driveway leading to the detached garage and path to the front door. The rear has a paved patio area leading to a lawn with shrub borders, which is fencing closed and enjoys lovely views.

Detached Garage Up and over door. Pedestrian door. Power and lighting.

Price OIRO £325,000

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 E rated which is at an approximate annual cost of £2533.00 (at the time of writing).

Chain Details We are advised that the property is subject to probate which has not yet been granted.

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 1214, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

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 or visit: 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 or visiting: www.cardwells.co.uk

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