



**LOMOND DRIVE, BURY, BL8 1UL**



- No Onward Chain
- Semi Detached Bungalow
- Popular Area of Walshaw
- Cul-De-Sac Position
- Two Bedrooms
- Driveway & Carport
- Rear Garden with Raised Beds
- Modern Kitchen & Shower Room



**£225,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN and located on a quiet cul-de-sac in the ever popular area of Unsworth is this well proportioned semi detached true bungalow. Internally the property comprises an entrance hallway, shower room, two bedrooms (the master with fitted wardrobes) lounge and modern fitted kitchen. Internal inspection is highly recommended and for further information please contact Cardwells Estate Agents Bury 01617611215 or visit [cardwells.co.uk](http://cardwells.co.uk)

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

**Entrance Hallway** Ceiling light point, loft access with pull down ladder.

**Bedroom 2** 10' 6" x 6' 11" (3.20m x 2.11m) Ceiling light point, double glazed window to the front, radiator.

**Bedroom 1** 13' 10" x 7' 5" (4.21m x 2.27m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes.

**Shower Room** 6' 4" x 5' 4" (1.92m x 1.63m) Ceiling light point, double glazed window to the side, vanity unit with inset sink, Wc, walk in shower cubicle, heated towel rail, tiled floor and walls.

**Lounge** 17' 9" x 9' 5" (5.42m x 2.87m) Ceiling light point, radiator, double glazed french doors to the rear leading to the decking.

**Kitchen** 11' 6" x 6' 7" (3.51m x 2.01m) Ceiling light point, double glazed window to the rear, radiator, wall mounted boiler, fitted wall and base units with extractor fan, ceramic electric hob and electric oven, integrated fridge/freezer, space for a washing machine and slimline dishwasher, one and quarter stainless steel sink with mixer tap and drainer, tiled floor with splash back to the walls.

**Externally** To the front of the property there is a carport and flagged driveway with a decking area, lawn and raised flower beds to the rear.

**Price** £225,000

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 999 year term which started on 4th July 1988, meaning that there are 9647 years remaining. Our clients advise us that leasehold charge is £24.00 per annum. 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 B rated which is at an approximate annual cost of £1,612 (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.

**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)

**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)

**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"

