



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	60	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
www.epc4u.com			



- Fabulous 2 Bed Dormer Bungalow
- Porch/Hall/Bay Fronted Lounge
- Bespoke Kitchen
- Well Appointed 4 Piece Bathroom
- G/F Second Bedroom
- 1st Floor Stunning Master Suite
- Panoramic Countryside Views
- Gas C/H & uPVC D/G



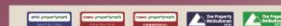
OIRO £325,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents Bury are delighted to offer to the market this much improved 2 bed semi detached dormer bungalow with stunning open countryside views! Tucked away on Brookfield Avenue, which is just off Bradley Fold Road and as such in close proximity to Ainsworth centre and its fantastic amenities, bars and restaurants, nurseries, schools and excellent transport links. Warmed by gas central heating and UPVC double glazed throughout, a personal inspection comes with our highest recommendations. Briefly comprising: Porch, reception hallway, bay fronted lounge, inner hallway, bespoke fitted kitchen with granite work surfaces and integrated appliances, dining room, a very well appointed four piece downstairs bathroom and double bedroom and to the upstairs is a stunning master suite with a separate WC. To the outside is driveway parking for numerous cars and a small front garden and to the rear is a patio style garden which is a natural sun trap with two patio areas and a purpose built storage shed with power and lighting. 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 or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC entrance door into:

Entrance Porch 10' 3" x 3' 6" (3.12m x 1.07m) Brick & uPVC build, fitted wooden flooring, composite entrance door into:

Reception Hallway 6' 4" x 3' 9" (1.93m x 1.14m) Fitted wooden flooring, double storage cupboard housing the gas combination boiler, wall mounted radiator.

Lounge 21' 8" x 10' 11" (6.60m x 3.32m) Feature fireplace and wall mounted surround with inset remote controlled gas fire, uPVC double glazed bay window, fitted wooden flooring, turning staircase to the landing, wall mounted radiator.

Inner Hallway 6' 4" x 3' 6" (1.93m x 1.07m) Fitted wooden flooring, wall mounted radiator.

Kitchen 18' 2" x 9' 4" (5.53m x 2.84m) Bespoke fitted kitchen comprising 1 & 1/2 bowl sink unit with mixer tap over, base and wall units, granite worktops, oven, four ring hob with extractor above, integrated fridge freezer, dishwasher and microwave, UPVC double glazed window, wall mounted radiator, fitted wooden flooring.

Dining Room 10' 0" x 9' 5" (3.05m x 2.87m) Fitted wooden flooring, UPVC double glazed window, wall mounted radiator. Composite stable door to the rear.

G/F Bedroom 13' 4" x 9' 2" (4.06m x 2.79m) Professionally fitted furniture, Carpets, UPVC double glaze window, wall mounted radiator.

Bathroom 9' 10" x 9' 5" (2.99m x 2.87m) Well appointed four piece suite comprising WC, pedestal wash basin, corner bath, walk in shower cubicle, frosted UPVC double glazed window, wall mounted radiator, built in airing cupboard.

Master Bedroom 22' 11" x 12' 5" (6.98m x 3.78m) Professionally fitted furniture, carpets, velux window, uPVC double glazed window, wall mounted radiator, built in storage cupboard.

En-suite 4' 10" x 2' 10" (1.47m x 0.86m) Two piece suite comprising WC and a pedestal wash basin on a vanity unit.

Externally Outside offers driveway parking for numerous cars and stunning views to the front and to the rear is an enclosed patio style garden with separate purpose built storage shed with power and lighting.

Price OIRO £325,000

Approximate plot size The property is set in a plot which extends to around 0.06 of an acre.

Bury Council Tax Rating The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is C rated which is at an approximate annual cost of £1,842 (at the time of writing).

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

Flood risk information Cardwells Estate Agents Bury pre-marketing research indicates that the detached family home is in a position which is regarded as having a "very low" risk of flooding.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 999 years from 1 October 1960, meaning that there are 936 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

Viewings 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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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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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). 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. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

