



Independent Estate Agents
Cardwells Est. 1982

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THE FAIRWAYS, WHITEFIELD, M45 7BN



- Stunning Detached Home
- Four Bedrooms
- Open Plan Living Area
- Fitted Kitchen with Island
- Conservatory to Rear
- Fully Refurbished Circa 2012
- No Onward Chain Delay
- Early Viewing Recommended



£550,000

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Located on a small and exclusive development of similar styled executive homes, this stunning detached family home has been the subject of a major refurbishment program circa 2011/2012 to include new soffits, electrics, plastering, kitchen, bathrooms, heating and more to create the exquisite home we see today. The accommodation is extremely well presented and with the owners planning to emigrate, much of the stylish furniture could be available by separate negotiation, meaning you can literally move in, unpack and enjoy. Located in the highly sought after area of Whitefield and having excellent access to the motorway network, the property currently comprises: entrance hall, guest w.c, open plan lounge / dining room, conservatory, kitchen with island, master bedroom with en suite, three further bedrooms and a family bathroom, early viewing of this beautiful property is advised and can be arranged by calling Cardwells Estate Agents, Bury on 0161 791 1215, emailing bury@cardwells.co.uk or visit our website www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall Double glazed door to the front elevation leading into the hall. Double glazed window to the side. Stairs lead off to the first floor, landing. Wood flooring. Radiator.

Guest WC Double glazed window to the front elevation. Tiled floor. Two piece suite, comprising wash, handbasin and dual flush WC. Radiator.

Open Plan Lounge/Diner 24' 9" x 11' 6" (7.54m x 3.5m) Double glazed bay window to the front elevation. Living flame gas fire in marble surround. Two radiators. Twin glazed French doors to the rear elevation leading into the conservatory.

Conservatory 12' 2" x 7' 9" (3.71m x 2.35m) Double glazed windows to 5 elevations. French doors to the side providing access to the rear garden. Tile floor. Underfloor heating. Ceiling light point with fan.

Kitchen 15' 1" x 10' 10" (4.59m x 3.3m) Double glazed window to the rear and side elevations with double glazed stable door to the side. Range of high gloss base units with contrasting granite work surface and matching wall mounted cabinets, central island to match. Inset "Blanco" sink with drainer. "Neff" five ring induction hob with twin ovens below and extractor hood over. Integrated fridge, freezer and dishwasher. Recess spotlights. Radiator. Door to the garage. Under floor heating.

First Floor Landing Stairs lead off the hall to the galleried first floor landing. Loft access with ladder to boarded storage area.

Master bedroom 14' 2" x 12' 10" (4.31m x 3.9m) Double glazed bay window to the front elevation. Range of fitted bedroom furniture. Radiator. Door through to the ensuite.

En-suite Two double glazed windows to the front elevation. Three-piece suite comprising vanity sink unit, dual flush, WC and walk-in shower cubicle with Drench head shower. Tiled floor. Underfloor heating. Chrome heated towel rail.

Bedroom 2 12' 10" x 10' 2" (3.9m x 3.1m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

Bedroom 3 15' 1" x 8' 10" (4.6m x 2.69m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

Bedroom 4 8' 10" x 8' 10" (2.7m x 2.7m) Double glazed window to the rear elevation. Radiator.

Family Bathroom Double glazed window to the rear elevation. Three-piece suite comprising Jacuzzi bath with shower over, pedestal wash handbasin and close coupled WC. Tiled floor. Tiled elevations. Chrome heated towel rail. Under floor heating.

Externally The front has a block paved driveway leading past, neat lawned garden and onto the double garage with twin opening doors. The private rear garden has a paved patio area leading to a raised lawn, which is fence and shrub enclosed. A paved path leads around the side to the front of the property.

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 22 December 1994, meaning that there are 970 years remaining. Our clients advise us that leasehold charge is £100.00 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 F rated which is at an approximate annual cost of £2,994 (at the time of writing).

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

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