



Independent Estate Agents
Cardwells Est. 1982

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WOODHILL FOLD, BURY, BL8 1UY



- Excellent Condition Throughout
- Detached Family Home
- Three Bedrooms
- No Onward Chain
- 2 Reception Rooms/Conservatory
- Concrete Imprinted Drive
- Gardens to Front & Rear
- Popular Residential Estate



£290,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located within a quiet and popular spot, close to Burrs Country Park, within a short drive of Bury town centre and all of its amenities is this beautiful detached family home which is offered for sale with NO ONWARD CHAIN. Internally the property comprises an entrance hall, lounge, dining room, conservatory and kitchen to the ground floor with three bedrooms, all with fitted wardrobes and a family bathroom to the first floor. Further benefits include gas central heating, double glazing and a concrete imprinted driveway which leads down the side of the house. Internal inspection is highly recommended to appreciate the style and the standard of the accommodation on offer. For further information please contact Cardwells Estate Agents Bury 01617611215 or email bury@cardwells.co.uk Alternatively you could visit cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Ceiling light point, radiator, laminate effect flooring.

Lounge 14' 1" x 12' 3" (4.28m x 3.73m) Ceiling light point, double glazed window to the front, laminate effect flooring, radiator.

Dining Room 8' 11" x 6' 11" (2.73m x 2.10m) Ceiling light point, laminate effect flooring, radiator.

Conservatory 11' 4" x 8' 1" (3.46m x 2.46m) Ceiling light point, double glazed windows to the rear and sides with double glazed french doors leading onto the patio.

Kitchen 8' 11" x 8' 1" (2.71m x 2.46m) Ceiling light point, double glazed window to the rear, door to the side, under stairs storage, fitted wall and base units with extractor fan, electric job, electric oven, integrated fridge/freezer, slimline, dishwasher, space for a washing machine, one and a half stainless steel sink with mixer tap and drained, tiled splashback to the ceiling, laminate effect flooring.

First Floor Landing Ceiling light point, double glazed window to the side, loft access

Bedroom 1 13' 6" x 8' 11" (4.11m x 2.71m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes.

Bedroom 2 9' 9" x 8' 11" (2.96m x 2.72m) Ceiling light point, double glazed window to the rear, radiator, fitted wardrobes.

Bedroom 3 9' 5" x 6' 5" (2.86m x 1.95m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes.

Bathroom 6' 1" x 5' 6" (1.86m x 1.67m) Downlights, double glazed window to the rear, tiled flooring, vanity unit with inset sink and Wc, panelled bath with mixer tap and shower over, heated towel rail.

Externally To the front of the property there is a lawned garden with borders and a concrete imprinted driveway which carries on down to the side of the property and to the rear.

Price £290,000

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 30th December 1987, meaning that there are 963 years remaining. Our clients advise us that leasehold charge is £60.00 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 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 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 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

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"

