



Independent Estate Agents  
**Cardwells** Est. 1982

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**ASHINGTON DRIVE, BURY, BL8 2TS**



- Detached bungalow
- Extended to the rear
- Four bedrooms (three double)
- En-suite and family bathroom
- Open plan lounge/dining room
- Kitchen, utility with breakfast room
- Front and rear gardens
- Driveway and garage parking



**O.I.R.O. £400,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Truly stunning detached bungalow offering spacious accommodation throughout and located on the fringe of the always popular and very much sought after Seddon's Farm. Over the years our clients have extended and modernised this property throughout. It simply is a property that needs to be internally viewed to appreciate the standard of the accommodation on offer. You enter the property to an "L" shaped hallway, which takes you passed the four bedrooms, family bathroom and through double doors into the sizeable open plan lounge/dining room. This is where the extension begins! Well lit and also having three skylights to let in the natural light, this is a truly wonderful space. Front the dining area you enter the modern fitted kitchen which, in turn, is open onto the utility area. The breakfast room is accessed via the kitchen and is a calming place to sit and relax whilst overlooking the rear garden. The four bedrooms are all a very good size with three of them being double rooms and the fourth being a large single bedroom. The master bedroom is to the front of the property and enjoys a modern fitted en-suite shower room. Furthermore the family bathroom is a four piece suite which incorporates both a bath and shower cubicle, catering for everyone in the family. For any further information please contact ourselves at Cardwells Estate Agents Bury 01617611215 or visit cardwells.co.uk

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway** L Shaped entrance hallway with two storage cupboards, radiator, tiled flooring, loft access.

**Lounge area** 16' 10" x 11' 6" (5.12m x 3.51m) Ceiling light point, radiator, living flame gas fire and surround, skylight.

**Dining area** 13' 6" x 10' 10" (4.11m x 3.31m) Ceiling light point, skylights, radiator.

**Kitchen Area** 9' 4" x 9' 3" (2.84m x 2.82m) Downlights, double glazed window to the rear, fitted wall and base units with extractor fan, has hob, double electric oven, integrated dishwasher, space for a fridge/freezer, stainless steel sink with mixer tap and drainer.

**Utility Area** 8' 9" x 7' 3" (2.66m x 2.21m) Downlights, double glazed window to the side, fitted units, stainless steel sink with mixer tap and drainer, space for a washing machine and dryer.

**Breakfast Room** 9' 6" x 8' 8" (2.90m x 2.65m) Ceiling light point, double glazed window to the rear, double glazed french doors to the side, radiator.

**Garage** 17' 10" x 8' 10" (5.44m x 2.70m) Ceiling light point, electrical sockets, wall mounted combi boiler, up and over garage doors.

**Bedroom 1** 13' 4" x 11' 10" (4.07m x 3.61m) Ceiling light point, radiator, double glazed window to the front, fitted wardrobes.

**En-suite** 9' 2" x 5' 8" (2.80m x 1.73m) Ceiling light point, extractor fan, ladder radiator, double glazed window to the side, vanity unit with under sink and Wc, walk in shower with splashback panelling to walls, tiled floor.

**Bedroom 2** 12' 10" x 9' 5" (3.90m x 2.87m) Ceiling light point, laminate effect flooring, double glazed window to the front, radiator.

**Bedroom 3** 11' 5" x 8' 11" (3.48m x 2.73m) Ceiling light point, double glazed window to the side, radiator.

**Bedroom 4** 9' 2" x 7' 7" (2.79m x 2.30m) Ceiling light point, double glazed window to the side, laminate effect flooring, radiator.

**Family Bathroom** 8' 7" x 7' 7" (2.62m x 2.30m) Ceiling light point, double glazed windows to the side, four piece suite incorporating a Wc, pedestal sink, panelled bath, walk in shower cubicle, ladder radiator, tiled flooring with splashback to the walls.

**Externally** To the front of the property there is a lawned garden with a block paved driveway, space for multiple cars, leading to the garage which has electrical points, lighting and an up and over garage door. To the rear of the property there is a beautifully presented garden with a lawn, decking area, block paved patio which provides a seating area and raised beds to the rear.

**Price** O/O £400,000

**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 D rated which is at an approximate annual cost of £2,073 (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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