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## **COTSWOLD CRESCENT, BURY, BL8 1QF**



- Not Overlooked to Rear
- Three Bed Semi Detached
- Extended to Rear
- Recently Fitted Kitchen

- FREEHOLD
- Driveway & Large Garage
- Conservatory
- Well Presented Throughout







# £290,000

#### **BOLTON**

T: 01204 381 281

E: bolton@cardwells.co.uk

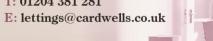
### **BURY**

11 Institute St, Bolton, BL1 1PZ 14 Market St, Bury, BL9 0AJ T: 0161 761 1215

E: bury@cardwells.co.uk

### **LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ T: 01204 381 281



Located just of Walshaw Road is this quiet and not over looked semi detached family home situated in Cotswold Crescent. This well presented property has been extended over the years to create a wonderful family home. Internally the accommodation comprises an entrance hallway, cloakroom/Wc, office, modern fitted kitchen, lounge, dining area and conservatory to the ground floor with three bedrooms and a recently fitted modern shower room to the first floor. For further information and to arrange a viewing please contact Cardwells Estate Agents Bury 01617611215, email bury@cardwells.co.uk or visit www.cardwells.co.uk

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

Entrance Hallway Ceiling light point, radiator, tiled flooring, double glazed window to the front.

Guest Cloaks/WC 5' 3" x 2' 5" (1.61m x 0.74m) Ceiling light point, tiled flooring, wash hand basin, double glazed window to the side.

Office 9' 10" x 7' 3" (2.99m x 2.21m) Ceiling light point, double glazed window to the front, radiator, laminate effect flooring.

**Kitchen** 13' 2" x 8' 0" (4.01m x 2.44m) Ceiling light point, double glazed window to the side, double glazed door to the side, radiator, tiled flooring with splashback to the walls, wall mounted boiler, fitted wall and base units with a breakfast bar, stainless steel sink with mixer tap and drainer, extractor fan, space for an electric oven, space for a slimline dishwasher, washing machine and fridge/freezer.

Lounge Area 16' 3" x 9' 9" (4.96m x 2.97m) Ceiling light point, laminate effect flooring, radiator, opens to the:

Dining Area 18' 3" x 9' 3" (5.57m x 2.82m) Ceiling light point, laminate effect flooring, radiator, door leading into the:

Conservatory 12' 8" x 12' 3" (3.86m x 3.74m) Ceiling light point, tiled flooring, french doors to the side.

First Floor Landing Ceiling light point, double glazed window to the side, storage cupboard.

**Bedroom 1** 12' 6" x 9' 9" (3.80m x 2.98m) Ceiling light point, double glazed window to the rear, radiator, walk in wardrobe, laminate effect flooring.

Bedroom 2 9' 9" x 7' 10" (2.98m x 2.39m) Ceiling light point, double glazed window to the front, laminate effect flooring, radiator.

Bedroom 3 8' 1" x 6' 1" (2.47m x 1.85m) Ceiling light point, double glazed window to the rear, radiator, laminate effect flooring.

**Bathroom** 6' 10" x 5' 3" (2.08m x 1.60m) Ceiling light point, Wc, vanity unit with inset sink, radiator, double glazed window to the side, tiled walls, vinyl flooring.

**Externally** Block paved driveway with a gate which leads to the alarmed double garage at the rear with a low maintenance garden area and not being overlooked.

**Price** £290,000

**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 or visiting: www.Cardwells.co.uk

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property 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 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 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.

**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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