



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	83
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
65	
EU Directive 2002/91/EC	
England & Wales	
WWW.EPC4U.COM	



- Three Bedroomed Semi Det
- Sizable Corner Plor
- Two Reception Rooms
- Extended Kitchen
- Potential to Extend
- Requires Modernisation
- No Onward Chain Delay
- Early Viewing Strongly Advised



Offers In The Region Of £260,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located in a well regarded and highly sought-after area, this three bedroom semi detached is sited on a particularly good sized corner plot which offers scope for extending the accommodation subject to relevant permissions and planning being obtained. The accommodation does require some modernisation, although it does have the appearance of having been rewired and currently comprises; entrance porch, hall, lounge, dining room, extended galley kitchen, three bedrooms and three-piece shower room. Externally The garden is of a particularly good size and certainly suitable for extending as previously described. 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:

Entrance Porch Twin glazed doors to the front elevation leading into the porch. Tiled floor. Glazed doors leading into the hall.

Hall 13' 7" x 5' 3" (4.15m x 1.6m) Stairs lead off the hall to the first floor landing. Under stairs storage with gas and electric meters. Alarm panel. Radiator.

Lounge 12' 6" x 11' 2" (3.8m x 3.4m) Double glazed bay window to the front elevation. Focal fire recessed in marble surround. Radiator.

Dining Room 12' 8" x 10' 11" (3.85m x 3.34m) Double glazed window to the rear elevation. Radiator.

Kitchen 16' 7" x 10' 11" (5.05m x 3.34m) Double glazed windows and door to the side elevation. Double glazed window to the rear elevation. Range of base units with contrasting worksurfaces and matching wall mounted cabinets. Inset sink and drainer. Five burner gas hob. Electric double oven. Plumbed for washing machine. Space for fridge freezer. Central heating boiler. Radiator. Tiled floor.

First Floor Landing Stairs lead off the hall to the first floor landing. Double glazed window to the side elevation.

Bedroom 1 14' 1" x 9' 7" (4.3m x 2.93m) Double glazed bay window to the front elevation. Fitted wardrobes. Radiator.

Bedroom 2 11' 2" x 9' 8" (3.41m x 2.94m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

Bedroom 3 8' 2" x 6' 7" (2.5m x 2.0m) Double glazed window to the front elevation. Radiator.

Shower Room 7' 8" x 6' 10" (2.33m x 2.09m) Two double glazed windows to the side elevation. Three piece suite comprising shower cubicle, pedestal wash handbasin and close coupled WC. Radiator. Tiled elevations. Loft access.

Externally Located on a good sized corner plot the front has a block paved driveway leading around the side and to the detached garage. The front garden also enjoys a planted shrub garden with lawn whilst the rear is of a particularly good size and has paved paths leading around a lawn and planted shrub borders.

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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 1st January 1938, meaning that there are 913 years remaining. Our clients advise us that leasehold charge is £4.00 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 C rated which is at an approximate annual cost of £1,842 (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 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"

