

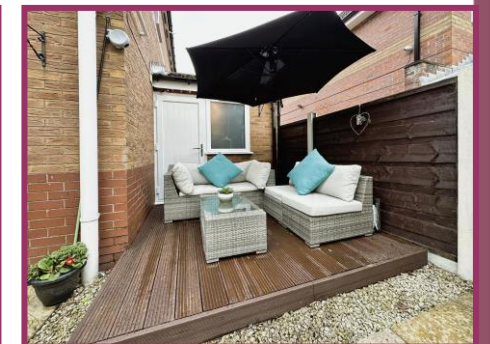
Independent Estate Agents  
**Cardwells**™  
 Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**EDENBRIDGE DRIVE, RINGLEY, M26 1GN**



- Three Bedroomed Semi Detached
- Newly Fitted Integrated Kitchen
- Extension to Rear
- Master Bedroom En-suite
- Integral Garage & Driveway
- Private Rear Garden
- Ideal Family Home
- Show Home Condition



**£290,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
 14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered in England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell, & R.W. Thompson.

Independent Estate Agents  
**Cardwells**™  
 Est. 1982





A beautifully presented three bedroom extended semi detached home. Situated in a lovely family area this 'turn key' home must be viewed internally to be fully appreciated! Boasting newly fitted windows, Extension and Kitchen around a year ago, this property really is ready to move in to! Briefly comprising of; Entrance Hallway, lounge, modern fitted kitchen/dining area, open plan Family Room, Three Bedrooms (master ensuite) and a family Bathroom. Externally this property boasts a driveway for numerous cars leading to an integral garage with automatic roller door. Laid to lawn and landscaped gardens to front and rear. This property would be perfect for young families and is within close proximity to St. Saviour C of E School, local transport links to Bolton, Radcliffe and Bury! 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 Hallway** Door to lounge, door to integral garage. Stairs to first floor. Radiator. Ceiling light point.

**Lounge** 14' 1" x 11' 4" (4.29m x 3.45m) uPVC double glazed window to front aspect. Gas fire and feature surround. Understairs storage cupboard. Radiator, ceiling light point.

**Kitchen/Diner** 15' 7" x 8' 7" (4.75m x 2.61m) A range of modern wall and base units with integrated fridge, freezer and washer dryer. Built in gas hob, electric oven and extractor hood. sink and drainer. wine cooler. uPVC double glazed window to rear aspect. Radiator. Spotlighting.

**Family Room** 8' 6" x 5' 7" (2.59m x 1.70m) uPVC Double glazed Bi-fold doors to side aspect. uPVC double glazed window to rear aspect. Spotlighting. Radiator.

**First Floor Landing**

**Master bedroom** 11' 7" x 8' 3" (3.53m x 2.51m) uPVC double glazed window to front aspect. Ceiling light point. Radiator. Door to en suite.

**En-suite** Three piece suite comprising shower cubicle, low flush WC, wash hand basin. Towel radiator

**Bedroom 2** 8' 5" x 6' 4" (2.56m x 1.93m) uPVC double glazed window to rear aspect. Fitted wardrobes and drawers. Radiator. Ceiling light point.

**Bedroom 3** 8' 7" x 4' 5" (2.61m x 1.35m) uPVC double glazed window to front aspect. Fitted wardrobes and drawers. Radiator. Ceiling light point.

**Family Bathroom** Three piece suite comprising freestanding bath. Wall hung wash hand basin. Low flush wc. heated towel radiator. uPVC double glazed window to rear aspect.

**Externally** This property boasts a driveway for numerous cars leading to an integral garage with automatic roller door. Laid to lawn and landscaped gardens to front and rear.

**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 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 C rated which is at an approximate annual cost of £1,909 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.

**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"

