











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"



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RUDGWICK DRIVE, BURY, BL8 1YA



- Detached Family Home
- Four Bedrooms
- No Onward Chain
- Modern Kitchen

- Driveway & Garage
- **Utility Room**
- **Guest Cloaks**
- Early Viewing Recommended







£350,000

BOLTON

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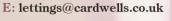
BURY

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Offered with no onward chain this spacious four bedroom detached property is the ideal family home! Situated in Brandlesholme this lovely home is perfectly situated with easy accessible routes to Bury, Greenmount, Holcombe Brook and Ramsbottom as well as being within walking distance to Our Lady of Lourdes primary school and Old Hall Primary! This property is sure to accommodate growing families! Comprising of; Entrance Hall, Downstairs WC, Open plan Lounge and Dining Room, Breakfast Kitchen, Utility Room, Four Bedrooms and a Bathroom. Externally this property boasts a driveway to the front leading to a garage with landscaped gardens to the front and rear. 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:

Hall Door leading to the lounge and guest WC

Open Plan Lounge/Diner 23' 6" x 13' 6" (7.16m x 4.11m) uPVC double glazed window to front aspect. uPVC double glazed patio doors to rear aspect. Two radiators.

Kitchen/Breakfast Room 15' 3" x 8' 3" (4.64m x 2.51m) A range of modern wall and base units incorporating sink unit. Electric oven and hob. uPVC double glazed window and patio door to rear aspect. Door to utility area and garage. Radiator. Spotlighting.

Utility room 8' 6" x 8' 3" (2.59m x 2.51m) This room has been utilised as a utility room making the garage half of the original size. Wall mounted combination boiler. Plumbed for washing machine. Base units. Radiator. Ceiling light point.

First Floor Landing

Master bedroom 12' 3" x 9' 9" (3.73m x 2.97m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 11' 8" x 10' 0" (3.55m x 3.05m) uPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 8' 8" x 8' 3" (2.64m x 2.51m) uPVC double glazed window. Radiator. Ceiling light point.

Bedroom 4 6' 3" x 6' 0" (1.90m x 1.83m) uPVC double glazed window. Radiator. Ceiling light point. Over the stairs storage cupboard.

Bathroom Three piece suite comprising panelled bath. low flush wc, pedestal wash hand basin. Radiator. Ceiling light point. uPVC double glazed window.

Externally Externally this property boasts a driveway to the front leading to a garage with landscaped gardens to the front and rear.

Price £350,000

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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 7th October 1974, meaning that there are 950 years remaining. 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 £2,288 (at the time of writing).

















