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- Detached Family Home
- Four Bedrooms
- No Onward Chain
- Modern Kitchen
- Driveway & Garage
- Utility Room
- Guest Cloaks
- Early Viewing Recommended



£350,000

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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.



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.

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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).

