

BARNARD AVENUE, WHITEFIELD. M45 6TY



- Extended Semi Detached
- Four Bedrooms
- Three Reception Rooms
- Sizable Fitted Kitchen
- Sought After Location
- Scope to Improve
- Gardens to Front & Rear
- Garage & Driveway Parking



£330,000

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Located in a highly sought-after area of Whitefield having all the transport links and amenities associated with Whitefield nearby. This significantly extended semi detached property is ideally placed for those wishing to have the convenience of location with the benefit of being able to put your own stamp onto a sizable four bedroomed family home. The accommodation does require some updating but briefly comprises entrance porch, hallway, lounge with bay window which opens onto the dining room, conservatory, extended kitchen, Four bedrooms three with fitted bedroom furniture and a four piece family bathroom. Externally the property has low maintenance gardens to both front and rear with the front benefitting from off-road parking provided by a block paved a concrete imprint driveway which leads to the integral garage, which could possibly provide further accommodation if desired. There is a virtual viewing video and physical viewings 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 Double glazed windows and French doors to the front elevation leading into the porch. Tiled floor. Wooden door with glazed side panels leading into the hall.

Hall 13' 1" x 6' 5" (4.0m x 1.95m) Stairs lead off to the first floor landing. Radiator. Under stairs store.

Lounge 12' 3" x 11' 0" (3.74m x 3.36m) Double glazed bay window to the front elevation. Radiator. Opens onto the dining room.

Dining Room 13' 0" x 12' 3" (3.96m x 3.74m) Double glazed sliding patio door to the rear elevation leading into the conservatory. Living flame gas fire and wood and marble surround. Radiator.

Conservatory 9' 4" x 9' 3" (2.84m x 2.82m) Double glazed windows to 3 elevations with double glazed French doors to the rear providing access to the garden. Tiled floor. Ceiling light point and fan.

Kitchen 15' 11" x 15' 2" (4.85m x 4.63m) Measured to the maximum points. Double glazed windows and door to the rear elevation. Range of base units with contrasting work surfaces complementary work surfaces and matching wall cabinets. Four burner gas hob. Extractor hood. Inset sink and drainer. Tile floors. Tiled elevations. Radiator.

First Floor Landing Stairs lead off the hall to the first floor landing.

Bedroom 1 17' 11" x 8' 0" (5.45m x 2.45m) Double glazed window to the front and rear elevations. Fitted wardrobes including vanity unit and sink. Radiator.

Bedroom 2 11' 3" x 11' 2" (3.42m x 3.41m) Double glazed bay window to the front television. Double glazed bay window to the front elevation. Fitted wardrobes. Radiator.

Bedroom 3 12' 10" x 11' 7" (3.92m x 3.52m) Double glazed window to the rear elevation. Built wardrobes. Radiator.

Bedroom 4 8' 4" x 7' 8" (2.54m x 2.33m) Double glazed window to the front elevation. Radiator.

Bathroom 7' 7" x 7' 3" (2.3m x 2.2m) Four piece suite comprising corner bath, corner shower cubicle with electric shower, pedestal wash handbasin and close coupled WC. Tiled elevations. Radiator.

Externally The property benefits from an imprinted concrete driveway leading past the low maintenance gravel garden and onto the integral garage. To the rear the property enjoys a sizable fence enclosed garden with paved patio leading to artificial grass area with shrub borders.

Price £330,000

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 leasehold , enjoying the remainder of the 999 year term which started on 26th June 196 meaning that there are 936 years remaining. Our clients advise that the ground rent is £10 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 £2,034 (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"

