



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	1	62
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



- Detached Family Home
- 2-3 Bedrooms
- 3-4 Reception Rooms
- Kitchen & Utility
- Requires Refurbishment
- Cul-de-sac Position
- No Onward Chain Delay
- Sought After Location



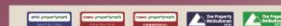
O/O £270,000

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This detached family home sits at the end of very attractive cul-de-sac with plenty of greenery and attractive views which is itself situated off Walmsley Road and therefore benefits from all the amenities and transport links associated with that area. The property has been empty for some time and has suffered some water damage from a roof leak which we understand to have now been repaired, it is therefore an ideal opportunity for somebody to buy a property that requires some updating but in turn allows them to create their own style and taste for their home. The accommodation currently comprises large hallway with reception area leading onto a conservatory at the rear, lounge, separate dining room and kitchen which leads to a small utility area and guest WC. The first floor has a large landing which could easily be converted into another room in addition to the two double bedrooms already present, making three bedrooms. There is a bathroom on this level. Externally the property has garden areas to both front and rear with driveway parking for multiple vehicles leading to detached garage. There are attractive views to the front side and rear making this quite a unique property and one well worth closer inspection. 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:

Reception Hall 16' 4" x 9' 2" (4.99m x 2.8m) Plus 6.2m x 2.25m. Double glazed door with glazed side panels to the front elevation leading into the hallway. Stairs lead off to the first floor landing. Under stairs storage. Hallway is open plan and leads into a reception area with double glazed French doors with side panels to the rear elevation, leading into the conservatory.

Lounge 16' 4" x 10' 10" (4.99m x 3.3m) Double glazed window to the front and side elevations. Currently used as a bedroom.

Dining Room 12' 6" x 10' 0" (3.8m x 3.04m) Double glazed window to the front and side elevations. Twin glazed doors leading into the kitchen.

Kitchen 12' 6" x 11' 6" (3.8m x 3.5m) Double glazed windows to the side elevation. Basic range of kitchen units including sink, four burner hob with extractor hood over and plumbing for washing machine. There is a door to the rear elevation leading into utility area with further door leading into a ground floor WC. Glazed door leads into the reception hallway.

Conservatory 17' 1" x 10' 2" (5.2m x 3.1m) Double glazed windows to three sides with double glazed French doors to the rear providing access to the rear garden.

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

Bedroom 1 15' 9" x 12' 6" (4.8m x 3.8m) Double glazed window to the front and side elevations.

Bedroom 2 12' 10" x 10' 10" (3.92m x 3.3m) Double glazed windows to the front and side elevations.

Open Plan Landing Open plan landing, which is an easy conversion into bedroom three. Three double glazed windows to the rear elevation.

Bathroom 10' 10" x 6' 3" (3.3m x 1.9m) Double glazed windows to the rear elevation. Two piece suite, comprising bath and pedestal wash and basin.

Externally The property sits in an attractive cul de sac, with lots of greenery, just off Walmsley Road. There are garden areas to both the front and rear with driveway parking leading to a detached garage. The property enjoys pleasant views to front, side and rear.

Price O/O £270,000

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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 13th March 1961, meaning that there are 935 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 £2,289 (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 the property 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

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