

EDENBRIDGE DRIVE, STONECLOUGH. M26 1GN



- End Townhouse
- Two Fitted Bedrooms
- Superb Position
- Quality Fitted Kitchen
- Private Off Road Parking
- Enclosed Rear Garden
- Ideal First Home
- No Onward Chain Delay

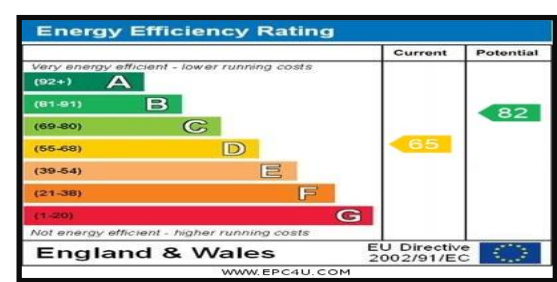


OIRO £195,000

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Offered for sale with no further upward chain delay is this two bedroom end townhouse enjoying a position with no passing traffic. Situated on an ever popular residential development, this property enjoys being on the periphery of the development with a lovely rural outlook with mature trees beyond the garden fence. Ideally positioned to explore the countryside on foot or bicycle there are superb every day amenities within easy reach including: popular schools, shops, restaurants, sporting clubs/facilities and superb transport links via both railway (Kersley train station) and motorway via both Saint Peter's Way and the M60 via Whitefield / Prestwich junction. The accommodation and offer briefly comprises: entrance porch, living room with quality oak flooring and a feature fireplace, fitted kitchen complete with integrated appliances, first floor landing, two fitted bedrooms and a white three-piece bathroom suite. There is private off-road driveway car parking and a generous enclosed rear garden. The property may be of particular interest to 1st time buyers, those down sizing and small families. There is UPVC double glazing, gas combination central heating, new carpets were laid in 2024 and iterate, the property is sold with no upward chain delay so it is hoped a prompt completion can be arranged. Viewing is essential to appreciate everything that is on offer, in the first instance there is a walk-through viewing video available to watch and then a private in person viewing can be arranged by calling Cardwells Estate Agents Bury on 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch 3' 8" x 3' 3" (1.119m x 0.985m) uPVC double glazed to entrance door, neutral decorations, quality oak flooring, radiator.

Lounge 14' 11" x 12' 0" (4.544m x 3.664m) uPVC window to the front, radiator, feature fireplace with, spot lighting and marble surround and hearth, quality oak flooring, spindle staircase off to the first floor.

Kitchen/Diner 11' 11" x 8' 1" (3.641m x 2.462m) A professionally fitted kitchen with a super range of matching drawers, bass, wall and display cabinets, Neff double oven/grill, gas hob with matching extractor over, dishwasher, integrated fridge/freezer, freestanding washing machine, integrated microwave oven, stainless steel single bowl sink and drainer with mixer tap over, the work surfaces extend into a breakfast bar, ceramic wall and floor tiling, uPVC window which overlooks the rear garden, Radiator, uPVC rear entrance door.

First Floor Landing 8' 0" x 2' 11" (2.43m x 0.88m) Neutrally decorated, new carpet in 2024.

Bedroom 1 11' 11" x 8' 2" (3.64m x 2.48m) Situated to the rear of the building the master bedroom enjoys the aspect over the rear garden and the woodland beyond the fence. There is professionally fitted bedroom furniture giving a superb range of matching: wardrobes, bridging cabinets, drawers and bedside drawers, uPVC window, radiator, neutral decorations, loft access point.

Bedroom 2 11' 10" x 7' 7" (3.6m x 2.3m) uPVC window to the front enjoying a pleasant aspect professionally fitted bedroom furniture giving a super range of matching: wardrobes, bridging cabinets, display shelving and bedside drawers, Quality wood laminate flooring, radiator.

Bathroom 8' 8" x 4' 5" (2.65m x 1.35m) A white three-piece bathroom suite comprising: pedestal wash handbasin, dual flush WC and bath with electric shower over and fitted glass shower screen, UPVC window to the side, ceramic wall tiling, radiator, built-in storage space over the stairs which contains the gas combination central heating boiler.

Plot Size The overall approximate plot size extends to around 0.06 of an acre.

Externally Rear garden is around 48 feet in length and enjoying a generous lawn area and patio space making this a superb enclosed environment for children to play and entertaining. Parking. There is private off-road driveway parking. Please see the title diagram for the extent of the area.

Chain Details The property is offered for sale with an upward chain, at the time of writing the details of which have yet to be confirmed.

Tenure Cardwells Estate Agents Bury pre marketing research indicates that the property is Freehold.

Council Tax The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is B at an annual cost of around £1,670 per annum.

Flood Risk Cardwells Estate Agents Bury pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

Conservation Area Cardwells Estate Agents Bury pre marketing research shows that the property is not within a Conservation Area.

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 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

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Arranging a Mortgage Cardwells Estate Agents Bury can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk.

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