



Independent Estate Agents
Cardwells Est. 1982

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KINGSBURY CLOSE, BURY, BL8 1WA



- **Stunningly Stylish Townhouse**
- **Flexible Accommodation**
- **Open Plan Lounge/Diner**
- **Modern Fitted Kitchen**
- **Three/Four or Five Bedrooms**
- **Viewing Advised to Appreciate**
- **Off Road Parking**
- **Sought After Location**



£260,000

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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.



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Cardwells Estate Agents Bury are delighted to bring to the market this stunningly stylish and deceptively spacious townhouse with extremely flexible accommodation which could suit first time buyers, professional couple and downsizers alike. The ground floor lends itself to an annex style area with lounge bedroom and w.c facilities. The first floor has the feel of penthouse apartment style living with open plan lounge / dining area and fitted kitchen. Three bedrooms and family bathroom/Jack and Jill ensuite to the master. This is an exceptionally well presented property with very, very flexible accommodation and would suit anybody looking for apartment style living with the added advantage of driveway parking. Located in a sought-after development of prestigious housing, early viewing is strongly advised and is certain to impress. 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:

Entrance Hall 12' 2" x 10' 2" (3.7m x 3.1m) Composite door to the front elevation leading into the entrance hallway. Stairs lead off to the first floor hallway. Door through to the reception room / fifth bedroom. Door through to bedroom four. Door off to the guest WC.

Guest WC Modern two piece suite comprising close coupled WC and wash hand basin. Radiator. Ceiling light point.

Bedroom 3 10' 2" x 7' 3" (3.1m x 2.2m) Double glazed window to the rear elevation. Radiator. Ceiling light point.

Reception Room/Bed 4 19' 0" x 8' 2" (5.8m x 2.5m) Double glazed French doors and windows to the front television. Double glazed window to the rear elevation. Laminate flooring. Radiator. Central heating boiler.

First Floor Landing Stairs off to the first floor hallway. Doors lead off to all rooms.

Lounge 25' 11" x 11' 2" (7.9m x 3.4m) Maximum measurements. Double glazed French doors leading onto Juliet balcony to the front elevation plus double glazed window to the front elevation. TV point. Two radiators. Ceiling light point.

Kitchen 7' 10" x 7' 7" (2.4m x 2.3m) Double glazed window to the front elevation. Modern range of base units with contrasting Work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Four burner gas hob with electric oven under and extractor hood over. Integrated fridge freezer. Plumbed for washing machine. Tiled floor. Recess spotlights.

Master bedroom 11' 10" x 11' 6" (3.6m x 3.5m) Double glazed window to the rear elevation. Radiator. TV point. Ceiling light point.

Bedroom 2 7' 7" x 7' 7" (2.3m x 2.3m) Double glazed window to the rear elevation. Radiator. Built-in storage cupboard. Ceiling light point.

Bed 3/Study/Dressing Room Double glazed window to the rear elevation. Radiator. Ceiling light point.

Bathroom 7' 7" x 6' 3" (2.3m x 1.9m) This is a Jack and Jill bathroom with doors of the main hallway and also off the master bedroom enabling ensuite style facilities. Three-piece suite comprising. Bath with drench head shower and glass screen over, pedestal wash handbasin and close coupled WC. Tiled elevations. Tiled floor. Chrome heated towel rail.

Externally The front of the property has driveway parking for two vehicles.

Price £260,000

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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 1st January 2004 meaning that there are 979 years remaining. Our clients advise us that leasehold charge is £100.00 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 B rated which is at an approximate annual cost of £1,780 (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"

