



- Three Bedroomed Detached Home
- Offered with no Onward Chain
- In Need of Refurbishment
- Cul-de-Sac Position
- Integral Garage
- Generous Rear Garden
- Driveway Parking
- Early Viewing Advised



£260,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells's estate agents in Bury are delighted to bring to market this three bedroom detached home. In need of updating this spacious family home is situated in a cul de sac position and offered with No onward chain! This would make a great project for any developer and has been priced to reflect the work needed. Briefly comprising; entrance porch, hallway, lounge, dining room, kitchen, three double bedrooms and a bathroom. Externally this property boasts generous gardens to the front, side and rear with a driveway leading to an integral garage! Early viewing is highly advised to avoid disappointment on this realistically priced home! 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 Porch Door to hallway

Hallway Stairs to first floor, understairs storage. Radiator, ceiling light point.

Lounge 15' 8" x 11' 7" (4.77m x 3.53m) uPVC double glazed window to front and side aspects. Radiator. Ceiling light point. Feature fire place and surround. Sliding doors to dining room.

Dining Room 11' 4" x 8' 5" (3.45m x 2.56m) uPVC double glazed window to rear aspect. Radiator. Ceiling light point. Door to kitchen.

Kitchen 12' 2" x 11' 3" (3.71m x 3.43m) A range of wall and base units with complementing work surfaces. Stainless steel sink and drainer. Electric hob, oven and extractor hood, integrated washing machine & dishwasher. uPVC double glazed window to rear aspect. Radiator. Ceiling light point . Door to lean to and garage.

Utility Room 9' 3" x 7' 9" (2.82m x 2.36m) Window to rear aspect. Door to garage. Door to side aspect.

First Floor Landing

Bedroom 1 14' 5" x 9' 7" (4.39m x 2.92m) uPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 2 11' 1" x 9' 10" (3.38m x 2.99m) uPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 3 11' 6" x 8' 2" (3.50m x 2.49m) uPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bathroom Panelled bath, pedestal wash hand basin. Two uPVC double glazed windows to rear aspect. Radiator. Ceiling light point.

Separate WC Low flush wc, uPVC double glazed window to rear aspect.

Externally A driveway leading to an integral garage with up and over door. Laid to lawn gardens to front and rear.

Price £260,000

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. 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 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"

