

SLAIDBURN DRIVE, BURY, BL8 3DG

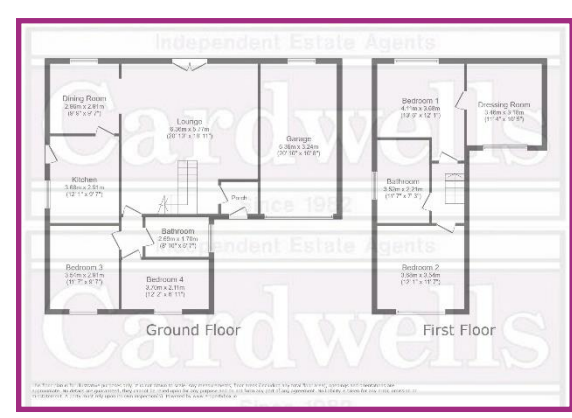


- Four bedroom detached home
- Offered with no onward chain
- Sought after residential area
- Planning permission granted
- See attached pictures of plans
- Two Bathrooms
- Open aspects to the rear
- Internal viewing advised



Offers in the region of £495,000

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+)		
A (81-91)		
B (69-80)		80
C (55-68)		
D (39-54)	59	
E (21-38)		
F (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
www.epc4u.com		

Cardwells estate agents are delighted to bring to market this four-bedroom detached family home. Offered with no onward chain this vacant property has had major plans to be updated and aesthetically re modelled internally and externally. Due to our vendors personal health circumstances this is no longer a viable option, however this is a fantastic opportunity to take advantage of current plans to re develop this property into a majorly desirable home! Situated in an enviable location with open aspects to the rear this property comprises of; Entrance hall, Lounge, Dining Room, Kitchen, Downstairs Bathroom, Three Bedrooms and a first-floor bathroom. Externally this property boasts a generous driveway leading to a garage with up and over door. To the front and rear a laid to lawn gardens with fantastic open views to the rear. Our vendor can supply all the architect drawings, planning permissions and pictures at request. Please note, gas has been cut off at the property for works to be done, however this can be reconnected by our Vendor. 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 Storage cupboard, door to lounge.

Lounge 20' 11" x 18' 11" (6.37m x 5.76m) Double glazed sliding patio doors to rear aspect. Radiator. Ceiling light point.

Dining Room 9' 9" x 9' 6" (2.97m x 2.89m) Double glazed patio doors to rear aspect. Radiator. Door to Kitchen.

Kitchen 12' 1" x 9' 6" (3.68m x 2.89m) A range of wall and base unit with sink and drainer. Gas hob, electric oven and extractor hood. Integrate fridge freezer. UPVC double glazed window to side aspect. Door to side. Radiator. Ceiling light point.

Bedroom 3 11' 7" x 9' 6" (3.53m x 2.89m) UPVC double glazed window to the front. Fitted wardrobes. Ceiling light point. Radiator.

Bedroom 4 12' 2" x 6' 11" (3.71m x 2.11m) UPVC double glazed window to the front. Fitted drawers and desk. Radiator. Ceiling light point.

Ground Floor Bathroom 8' 10" x 5' 7" (2.69m x 1.70m) Shower cubicle. Low level WC, Pedestal wash hand basin. Ceiling light point. UPVC double glazed window to side aspect. Radiator.

First Floor Landing

Bedroom 1 13' 6" x 12' 1" (4.11m x 3.68m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Door to dressing room.

Dressing Room 11' 4" x 10' 5" (3.45m x 3.17m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 2 12' 1" x 11' 7" (3.68m x 3.53m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bathroom 11' 6" x 7' 3" (3.50m x 2.21m) Panelled bath, shower cubicle, low level WC, Pedestal wash hand basin. Radiator. Ceiling light point. UPVC double glazed window to side aspect.

Garage 20' 11" x 10' 8" (6.37m x 3.25m) Up and over door. Ceiling light point.

Externally To the front a large laid to lawn garden and driveway for numerous cars leading to a garage. To the rear a landscaped laid to lawn garden with open aspect to rear.

Price £495,000

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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 910 year term which started on 1st March 1967, meaning that there are 853 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 F rated which is at an approximate annual cost of £3,036 (at the time of writing).

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"

