

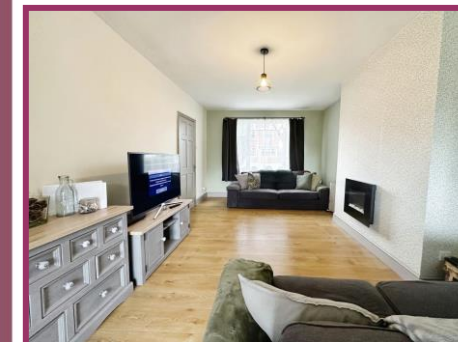
Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

LINCOLN DRIVE, BURY, BL9 9DF



- Three Bedroomed Semi Detached
- Driveway to Front
- Large Garden to Rear
- Modern Bathroom & Kitchen
- Extended Dining Room
- Popular Residential Location
- Close to Bury Town Centre
- Ideal Family Home



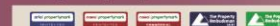
£215,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents in Bury are delighted to bring to market this three bedroom semi detached home. Situated in a very popular residential area this lovely home comprises of; entrance hallway, lounge, extended dining room, modern kitchen, three bedrooms and a modern Family bathroom. Externally this property has parking to the front with a great sized rear garden and patio area with brick built shed. Located close to great primary schools, Holycross and Bury Collages as well as a short drive to Bury town centre this is a perfectly situated family 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 Hall Open staircase leading to the first floor, UPVC front door and window to front aspect. Laminate flooring, radiator.

Lounge 17' 6" x 10' 6" (5.33m x 3.20m) Front facing UPVC double glazed window. Radiator, Laminated flooring. Electric fire. open through to the extended dining area. Ceiling light point.

Dining Area 7' 9" x 6' 8" (2.36m x 2.03m) UPVC double glazed French style patio doors leading out to the rear garden. Radiator. Laminated flooring. Spotlighting.

Kitchen 11' 0" x 7' 7" (3.35m x 2.31m) Rear facing UPVC double glazed window. A range of fitted units in high gloss White to wall and base, complimentary work surfaces, stylish black tiled splash backs, stainless steel sink and drainer, integrated ceramic touch hob, stainless steel electric oven, under cupboard L.E.D lighting, plumbed for washing machine. Radiator. Ceiling light point.

First Floor Landing

Bedroom 1 10' 3" x 8' 5" (3.12m x 2.56m) Front facing UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 10' 2" x 8' 8" (3.10m x 2.64m) Rear facing UPVC double glazed window, radiator. Ceiling light point.

Bedroom 3 8' 5" x 7' 5" (2.56m x 2.26m) Rear facing UPVC double glazed window. A good size third bedroom, radiator. Ceiling light point.

Bathroom 8' 1" x 5' 3" (2.46m x 1.60m) Front facing UPVC double glazed window. A bathroom comprising of:- panel bath with shower over, half floating pedestal wash hand basin, low level W.C, fully tiled floor and walls, heated chrome effect towel radiator.

Externally To the front the property has a flagged garden area which provides easy maintenance, a flagged drive provides off the road parking. To the rear is a fenced garden with laid to lawn garden and patio area and brick built outhouse.

Price £215,000

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 1935 meaning that there are 910 years remaining. Our clients advise us that leasehold charge is £5.00 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).

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"

