



Independent Estate Agents **Cardwells** Est. 1982

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FRECKLETON DRIVE, BURY, BL8 2JA



- Four Double Bedrooms
- Guest Cloaks
- Garage
- Driveway
- Sought After Family Area
- Beautiful Rear Garden
- Early Viewing Advised
- Offered with no Onward Chain



£400,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered with no onward chain! Cardwells estate agents are delighted to bring to market this four bedroom detached family home. Situated in a sought after residential location and offered with no onward chain this well proportioned family home comprises of; Entrance porch, hallways, downstairs wc, lounge, dining room, kitchen, four bedrooms and a family bathroom. Externally this property boasts well maintained and mature gardens to the front and rear with a great sized driveway leading to a garage with up and over door to the front. 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 UPVC double glazed window and composite door to front aspect. Tiled walls and floor. Door to hallway

Hallway Stairs to first floor. Understairs storage. Radiator. Two ceiling light points. Alarm panel.

Guest Cloaks UPVC double glazed window to rear aspect. Low level wc, wash hand basin. Chrome effect towel radiator. Ceiling light point.

Lounge 11' 10" x 8' 2" (3.60m x 2.49m) UPVC double glazed bay window to front aspect. Radiator. Feature gas fire and surround. Open to the dining room. Four wall lights.

Dining Room 10' 8" x 8' 9" (3.25m x 2.66m) UPVC patio doors to rear aspect. Radiator, ceiling light point.

Kitchen 12' 8" x 8' 9" (3.86m x 2.66m) UPVC double glazed window to rear aspect. Stainless steel sink and drainer. A range of wall and base units. Gas hob, electric oven and built in microwave. Plumbed for washer. Space for fridge. Door to side aspect. Radiator. Ceiling light point.

First Floor Landing Loft access with pull down loft ladders. Ceiling light point. Airing cupboard.

Bedroom 1 5' 0" x 0' 0" (1.52m x 0.00m) UPVC double glazed window to front aspect. Fitted wardrobes, dresser and drawers. Radiator. Two ceiling light points.

Bedroom 2 12' 9" x 10' 4" (3.88m x 3.15m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 3 11' 10" x 8' 2" (3.60m x 2.49m) UPVC double glazed window to rear aspect. Fitted wardrobes. Radiator. Ceiling light point.

Bedroom 4 9' 10" x 9' 5" (2.99m x 2.87m) UPVC double glazed window to rear aspect. Radiator. Ceiling light more. Storage cupboards used as wardrobe and shelving.

Bathroom 9' 10" x 5' 4" (2.99m x 1.62m) Corner bath, shower cubicle with overhead electric shower. Pedestal wash hand basin. Low level WC. Wall tiled. Radiator. Spotlighting. UPVC double glazed window to rear aspect. Extraction fan.

Externally Laid to lawn garden to the front. Driveway leading to a garage with up and over door. To the rear a mature garden with planted borders, patio area and laid to lawn garden.

Price £400,000

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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 29th June 1970 meaning that there are 937 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 D rated which is at an approximate annual cost of £2,289 (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"

