



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D		
(39-54)	E	61	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



- Three Bedroomed Sem Detached
- Large Rear Garden
- Two Reception Rooms
- Utility Room
- Large Gated Driveway
- Garage
- Sought After Location
- Internal Viewing Advised



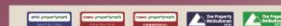
£350,000

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Cardwells estate agents are delighted to bring to market this immaculately presented three bedroom pre war semi detached home. Situated in a sought after and prime location just off Manchester Road in Bury and boasting a generous plot of land this beautiful home has massive potential to extended subject to planning! Comprising of; entrance porch, hallway, downstairs wc, lounge, dining room, kitchen and utility room to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally this property is situated on a beautiful tree-lined street with a gated driveway leading to a Garage with up and over door. To the rear is a large, secluded rear garden, potentially to extend or enjoy with not being over looked! Ideal for growing family's this lovely property must be viewed internally to fully appreciate! 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 leading to entrance hallway.

Entrance Hall Stairs leading to first floor. Laminate flooring, radiator. Ceiling light point.

Guest Cloaks Low flush wc. Wall hung wash hand basin. Ceiling light point. Extractor fan. Laminate flooring.

Lounge 13' 11" x 11' 4" (4.24m x 3.45m) UPVC double glazed window to front aspect. Two wall light points. Ceiling light point. Laminate flooring. Radiator. Open plan to Sitting Room.

Sitting Room 11' 5" x 11' 5" (3.48m x 3.48m) Upvc double glazed patio doors to rear garden. Feature fire and surround. Laminate flooring. Ceiling light point. Radiator.

Kitchen 10' 0" x 6' 11" (3.05m x 2.11m) A range of wall and base units with complementing work surfaces and tiles splash back. Sink and drainer. Integrated dishwasher. Electric hob and cooker with extractor hood above. UPVC double glazed window to side aspect. Radiator. Spot lighting. Laminate flooring.

Utility Room UPVC double glazed window to rear aspect. UPVC double glazed door to side to garden. Plumbed for washing machine, space for dryer and fridge freezer. Radiator. Spot lighting.

First Floor Landing

Bedroom 1 14' 3" x 10' 6" (4.34m x 3.20m) UPVC double glazed bay window to front aspect. Radiator. Ceiling light point.

Bedroom 2 13' 7" x 10' 3" (4.14m x 3.12m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 3 6' 11" x 5' 10" (2.11m x 1.78m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bathroom Panelled bath, shower cubicle, low flush wc, pedestal wash hand basin, chrome effect towel radiator. UPVC double glazed window to side aspect. Ceiling light point.

Externally A paved and gated driveway for numerous cars to the front leading to a garage with up and over door. To the rear a large rear garden with paved patio areas, laid to lawn garden and mature trees and shrubs.

Price £350,000

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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 March 1938, meaning that there are 913 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).

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

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