



Independent Estate Agents
Cardwells Est. 1982

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BOSWORTH CLOSE, WHITEFIELD, M45 8JT



- Three Bedrooms
- Sought After Location
- Ideal Family Home
- Internal Viewing Advised
- Newly Fitted Modern Kitchen
- Close to M60
- Lovely Rear Garden
- Detached Garage



O/O £270,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



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Cardwells estate agents are delighted to bring to market this immaculate three bedroom extended semi detached home. Situated close to St. Michaels and St. Margarets primary schools as well as easily accessible transport links to the M60/M62 this property would make the ideal family home! Beautifully presented throughout this property comprises; Entrance Hall, Lounge, Modern fitted kitchen/diner, sun room, three bedrooms and a bathroom. Externally this lovely home boasts landscaped gardens to the front and rear. 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 door to front and side aspect. Laminate flooring. Spotlighting. Door to hallway

Hallway Laminate flooring. Stairs to first floor. Door to lounge,

Lounge 12' 8" x 10' 5" (3.86m x 3.17m) UPVC double glazed window to front aspect. Laminate flooring. Ceiling light point. Door to kitchen

Kitchen/Diner 15' 11" x 10' 3" (4.85m x 3.12m) Newly fitted kitchen with wall and base units, built in double electric oven, fridge and freezer, electric hob, extractor hood, sink and drainer. laminate flooring. Two ceiling points. Electric wall mounted radiator. Open plan to sun room.

Sun Room 13' 6" x 8' 5" (4.11m x 2.56m) UPVC double glazed door to side and patio doors and windows to rear aspects Spotlighting. Laminate flooring.

First Floor Landing

Bedroom 1 13' 2" x 8' 8" (4.01m x 2.64m) UPVC double glazed window to front aspect. Electric wall mounted radiator. Ceiling light point.

Bedroom 2 10' 6" x 6' 8" (3.20m x 2.03m) UPVC double glazed window to rear aspect. Electric wall mounted radiator. Ceiling light point

Bedroom 3 6' 6" x 6' 4" (1.98m x 1.93m) UPVC fire escape double glazed window to front aspect. Electric wall mounted radiator. Ceiling light point.

Bathroom 6' 3" x 5' 4" (1.90m x 1.62m) Shower cubicle with electric shower over head. Pedestal wash hand basin. Low flush wc. Wall and floor tiling. UPVC fire escape window to rear aspects ceiling light point.

Externally Rear composite decking to rear with planted borders. To the side a further patio area and side gate. Detached garage with up and over door.

Price O/O £270,000

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Tenurs 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 1974, meaning that there are 947 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 B rated which is at an approximate annual cost of £1,780 (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.

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"

