



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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WADDINGTON CLOSE, BURY, BL8 2JB



- Detached Bungalow
- Three Bedrooms
- Sought After Residential Area
- Driveway & Garage
- Juliet Balcony
- Modern Kitchen
- Conservatory
- Early Viewing Advised



£400,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwell's estate agents are delighted to bring to market this lovely three bedroom detached bungalow. Situated in a sought after residential area with good schools, close to local amenities and boasting fantastic views, this property must be viewed to be appreciated! This elevated detached bungalow has mature and landscaped gardens to the front and rear boasting a Juliet balcony to the front for the fantastic sunsets, with a sizeable driveway leading to a garage with up and over door. Internal accommodation comprises; entrance hall, side entrance hallway, large lounge/Dining Room, Kitchen, Conservatory, three bedrooms and a family bathroom. 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:

Front Entrance Stain glass UPVC double glazed window to front elevation. Radiator. Ceiling light point. Door to lounge.

Lounge 22' 0" x 11' 5" (6.70m x 3.48m) Aluminium sliding patio doors to front balcony. Two Radiators. Ceiling light point. Two wall lights. Door to inner hallway

Kitchen 12' 2" x 8' 8" (3.71m x 2.64m) A range of modern wall and base units with tiled splash back, stainless steel sink and drainer. Electric over and inset electric hob. Plumber for washer, space for fridge freezer and dryer. Spot lighting. Tiled flooring. Spot lighting. Open plan to conservatory.

Conservatory 11' 9" x 9' 8" (3.58m x 2.94m) Upvc double glazed window and door to rear aspect and rear garden. Radiator. Two wall lights. Tiled flooring.

Bedroom 1 11' 7" x 8' 9" (3.53m x 2.66m) UPVC double glazed window to side and front aspect. Radiator. Ceiling light point. Storage being used as wall in wardrobe.

Bedroom 2 11' 3" x 7' 9" (3.43m x 2.36m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Archway leading to a further rooms

Further Room off Bed 2 8' 7" x 7' 4" (2.61m x 2.23m) UPVC double glazed window to rear aspect. Ceiling light point.

Bedroom 3 8' 0" x 7' 7" (2.44m x 2.31m) Single glazed window facing side hallway. Ceiling light point.

Bathroom 8' 9" x 5' 4" (2.66m x 1.62m) Panelled bath with electric shower over. Low level WC. Wash hand basin with unit under. Wall tiled. UPVC double glazed window to side aspect. Chrome effect towel radiator. Ceiling light point.

Externally landscaped front garden with mature shrubs and laid to lawn garden. Paved driveway leading to a garage with up and over door. To the Rear garden - blocked paved patio area, landscaped raised rear garden with pergola and artificial grass. Two freestanding sheds.

Garage Up & over door, power & lighting.

Inner hallway Radiator. UPVC double glazed window to side aspect. Single glazed window to bedroom. Laminate flooring. Ceiling light point.

Price £400,000

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. Our clients advise us that leasehold charge is £18.00 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

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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"

