



# Independent Estate Agents **Cardwells** Est. 1982

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**LYNDON CLOSE, BURY, BL8 3EY**



- Two Bedrooms plus attic room
- Beautifully presented throughout
- En Suite
- Modern Fitted Kitchen
- Bi Fold Doors to rear
- Gated Driveway
- Sought after area
- Internal viewing advised!



**O/O £350,000**

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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.



Cardwells estate agents are delighted to bring to market this stunning extended two bedroom semi detached bungalow. Boasting an attic room complete with en suite and walk in wardrobe this lovely home comprises of; entrance porch, hallway, lounge, extended and modern fitted breakfast kitchen complete with island and bi fold doors, two bedrooms and a modern shower room. To the first floor there is an attic room with en suite. Externally this property boasts a gated driveway to the front with a landscaped rear garden and detached garage! Situated in a sought-after residential area in Tottington this fabulous home must be viewed to be appreciated! 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** 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

**Hallway** Spotlighting, laminate flooring, radiator.

**Lounge** 14' 1" x 12' 2" (4.29m x 3.71m) Stairs to first floor. Electric feature fire. Spotlighting. Two Radiators. Laminate flooring. UPVC double glazed patio doors to kitchen area.

**Kitchen/Diner** 23' 4" x 18' 5" (7.11m x 5.61m) A Range of modern wall and base units with complementing work surfaces. Electric hob, oven and extractor hood. Sink and drainer. Integrated fridge, freezer, washing machine and dishwasher. Pantry, Breakfast Island. Bi fold doors to rear aspect. Two velux windows. Spotlighting.

**Bedroom 1** 19' 7" x 11' 4" (5.96m x 3.45m) UPVC double glazed window to front aspect. Spotlighting. Radiator. Laminate flooring.

**Bedroom 2** 16' 6" x 8' 8" (5.03m x 2.64m) UPVC double glazed window to front aspect. Spotlighting. Radiator. Laminate flooring.

**Attic Room** Velux window. Spotlighting. Walk in wardrobe. Storage in the eaves. Radiator. Door leading to en suite.

**En-suite** Shower cubicle, low level wc, wash hand basin. Wall and floor tiled. UPVC double glazed window to side aspect. Radiator. Spotlighting.

**Bathroom** Shower cubicle, low level wc, wash hand basin. UPVC double glazed window to side aspect. Radiator. Spotlighting.

**Externally** Gated paved driveway to the front, paved to the side. To the rear a patterned imprinted garden with planters. Detached garage with up and over door.

**Price** O/O £350,000

**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 24th September 1965, meaning that there are 940 years remaining. 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 C rated which is at an approximate annual cost of £2,034 (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 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"

