



Independent Estate Agents **Cardwells** Est. 1982

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HAMPTON GROVE, BURY, BL9 6PT



- Two Bedrooms
- Attic Room
- Landscaped Rear garden
- Large Outdoor building with Bar
- Ideal family Home
- Sought After Location
- Close to Amenities
- Early Viewing Advised



O/O £260,000

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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 two bedroom plus attic room semi detached home. Located close to local amenities, Clarence park and Chesham primary school this ideal family home must be viewed to be appreciated. Comprising ; entrance hallway, open plan Lounge, Dining Kitchen, two bedrooms, attic room and a bathroom. Externally this property is garden fronted with an enclosed landscaped rear garden, boasting a large wooden built garden room, being utilised as a bar, games room with WC and storage shed, Ideal for entertaining! 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 Hallway Radiator. Laminate flooring. Stairs to first floor. Understairs storage. Ceiling light point

Lounge/Dining 13' 5" x 11' 3" (4.09m x 3.43m) UPVC bay window. Gas fire and surround. Radiator. Laminate flooring. Ceiling light point.

Kitchen/Diner 17' 5" x 5' 8" (5.30m x 1.73m) UPVC double window and patio doors to rear aspect. UPVC door to side aspect. Two ceiling light points. Radiator. A range of wall and base units, stainless steel sink and drainer. Space for fridge, freezer and freestanding oven. Extractor hood.

First Floor Landing Stairs to attic room.

Bedroom 1 13' 5" x 11' 2" (4.09m x 3.40m) UPVC double glazed bay window to front elevation. Radiator. Ceiling light point.

Bedroom 2 11' 2" x 10' 4" (3.40m x 3.15m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bathroom panelled bath with electric shower over. Low level wc. Pedestal wash hand basin. UPVC double glazed window to rear aspect. Wall tiled. Radiator. Ceiling light point.

Attic Room 17' 2" x 10' 2" (5.23m x 3.10m) Velux window. Spotlighting. Storage to eaves.

Externally Front gated garden. To the rear a landscaped garden with porcelain tiles, planted borders and pergola. Garden cabin- electrics, power and water, built in bar, seating area, separate storage area, roof storage. WC with low level WC and pedestal wash hand basin.

Price O/O £260,000

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 27th March 1934 meaning that there are 888 years remaining. Our clients advise us that leasehold charge is £10.00 per annum. 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 rated which is at an approximate annual cost of £1,780 (at the time of writing).

Viewing 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

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"

