



- Three Bedrooms
- Master En suite
- Guest Cloaks
- Landscaped Rear Garden
- Driveway
- Open Aspect to Front
- Ideal Family Home
- Early Viewing Advised



£235,000

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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 immaculately presented three bedroom end townhouse. Offered with no onward chain delay and boasting a generous rear garden and driveway this lovely home must be viewed to be appreciated! Comprising; entrance hallway, downstairs wc, lounge, dining kitchen, three bedrooms (master en suite and a family bathroom. Externally this property boasts open aspects to the front with a driveway for numerous cars to the side; to the rear a recently landscaped garden with Indian stone and artificial grass. This property makes a superb family home. 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, ceiling light point. Door to downstairs wc and lounge. Stairs to first floor.

Guest Cloaks Low level wc, pedestal wash hand basin. Radiator. Ceiling light point. UPVC double glazed window to front aspect.

Lounge 13' 5" x 12' 6" (4.09m x 3.81m) UPVC double glazed window to front aspect. Radiator. Feature media wall with built in feature electric fire. Ceiling light point. Laminate flooring. Door to kitchen.

Kitchen/Diner 15' 8" x 9' 5" (4.77m x 2.87m) UPVC double glazed french doors and window to rear aspect. A range of wall and base units with integrated fridge freezer. Gas hob, electric oven and extractor hood. Stainless steel sink and drainer. Plumbed for washer. Radiator. Ceiling spotlights. Understairs storage cupboard. Tiled flooring

First Floor Landing

Bedroom 1 10' 8" x 7' 4" (3.25m x 2.23m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes. Door to en suite-

En-suite UPVC double glazed window to rear aspect. Shower cubicle with thermostatic shower over. Low flush wc, pedestal wash hand basin. Radiator. Partially wall tiled. Ceiling light point.

Bedroom 2 8' 4" x 7' 2" (2.54m x 2.18m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 3 6' 8" x 6' 7" (2.03m x 2.01m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bathroom Panelled bath with overhead electric shower, pedestal wash hand basin. Low flush wc. UPVC double glazed window to side aspect. Radiator. Partially wall tiled.

Externally Externally- driveway to the side for numerous cars. To the rear a landscaped garden with Indian stone patio area, artificial grass and stepped Indian stone patio area.

Price £235,000

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. 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).

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"

