



PLANTATION GROVE, BURY, GREATER MANCHESTER BL9



- Three Bedroomed Detached
- Newly Fitted Kitchen
- Three Reception Rooms
- Kitchen & Utility Room
- Modern Bathroom Suite
- Large Rear & Side Gardens
- Integral Garage & Driveway
- FREEHOLD



Offers Over £370,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this one of a kind three bedroom extended detached home. Occupying a generous plot with land to the front, side and rear, this property has fantastic potential to extend further subject to planning permission. Beautifully presented throughout and boasting a newly fitted kitchen this is the ideal family home. Comprising; entrance hall, downstairs wc, lounge, dining room, newly fitted kitchen, utility room, 2nd extended reception room, three bedrooms and a modern bathroom suite. Externally this property has a driveway for numerous cars leading to an integral garage with up and over door. To the front, side and rear a fantastic plot with laid to lawn garden and paved patio area. Situated in Unsworth, close to fantastic schools, local amenities and just a short drive to both Whitefield and Bury this really is the ideal family home! Offered with no onward chain delays, 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:

Hallway Radiator. Stairs to first floor. Composite door to front aspect. Ceiling light point. Laminate flooring.

Guest Cloaks Low level wc. Wash hand basin with vanity unit under. Radiator. Ceiling light point. UPVC double glazed window to front aspect.

Lounge 17' 3" x 12' 2" (5.25m x 3.71m) UPVC double glazed window to front aspect. Feature electric fire and surround. Radiator, spotlighting. Laminate flooring. Double doors to dining room.

Dining Room 12' 2" x 7' 5" (3.71m x 2.26m) UPVC double glazed patio doors to rear garden. Radiator. Inset spotlighting. Laminate flooring. Door to kitchen.

Kitchen 19' 0" x 7' 4" (5.79m x 2.23m) Newly fitted kitchen with sink and drainer. Gas hob, double electric oven and extractor hood and microwave . Space for fridge freezer. UPVC double glazed window to rear aspect. Radiator, spotlighting. Laminate flooring. Door to 2nd reception room. Archway to utility room and door to integral garage.

Utility room 6' 4" x 5' 8" (1.93m x 1.73m) Stainless steel sink. Plumber for washer. Radiator. Laminate flooring. Door to integral garage. Understairs storage cupboard.

2nd Reception Room 10' 9" x 10' 1" (3.27m x 3.07m) UPVC double glazed window to front aspect. UPVC double glazed door to rear garden. Spotlighting. Radiator. Laminate flooring.

First Floor Landing Radiator. Over the stairs storage. Loft access

Bedroom 1 11' 9" x 8' 6" (3.58m x 2.59m) UPVC double glazed window to front aspect, radiator. Ceiling light point. Door to walk in wardrobe. This used to be an ensuite and all plumbing still exists.

Walk in Robes 8' 6" x 2' 11" (2.59m x 0.89m) Fitted drawers and hangers.

Bedroom 2 10' 0" x 8' 6" (3.05m x 2.59m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 3 7' 4" x 6' 11" (2.23m x 2.11m) UPVC double glazed window to rear aspect. Radiator, ceiling light point.

Bathroom 6' 11" x 5' 7" (2.11m x 1.70m) Panelled shower bath with overhead thermostatic shower. Wash hand basin with vanity unit under. Low flush wc. Wall and floor tiled. UPVC double glazed window to front aspect. Spotlighting.

Externally Driveway for numerous cars to the front leading to an integral garage. Large rear and side garden with patio area and laid to lawn garden.

Garage 17' 3" x 9' 6" (5.25m x 2.89m) Wall mounted boiler, ceiling light point. Up and over door.

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 D rated which is at an approximate annual cost of £2,289 (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.

Thinking of Selling If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising

your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Arranging a Mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: 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"

