



- Three Bedrooms
- Downstairs WC
- No Onward Chain
- Sought After Location
- Enclosed Rear Garden
- Ideal Family Home
- Early Viewing Advised
- Gas Central Heating



O/O £250,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this three bedroom semi detached home. This ideal family home is offered with no onward chain and comprises of; entrance hallway, downstairs wc, lounge, Kitchen/diner, three bedrooms and a family bathroom. Externally this property boasts gardens to front and rear with a car park to the rear for off road parking. 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. Door to lounge, door to downstairs wc. Stairs to first floor. Ceiling light point.

Guest Cloaks UPVC double glazed window to front aspect. Radiator, low flush wc, wall hung wash hand basin, ceiling light point.

Lounge 16' 7" x 12' 8" (5.05m x 3.86m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Laminate flooring. Under stairs storage. Door to kitchen.

Kitchen/Diner 16' 0" x 12' 6" (4.87m x 3.81m) UPVC double glazed window and sliding patio doors to rear aspect. A range of wall and base units with stainless steel sink and drainer. Gas hob and electric oven with extractor hood over. Space for washer and fridge freezer. Wall hung wash hand basin. Ceiling light point x 2 and radiator.

First Floor Landing

Bedroom 1 14' 5" x 9' 0" (4.39m x 2.74m) UPVC double glazed window to front aspect, radiator. Ceiling light point.

Bedroom 2 9' 5" x 9' 0" (2.87m x 2.74m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 3 9' 0" x 6' 5" (2.74m x 1.95m) UPVC double glazed window to front aspect. Radiator, ceiling light point.

Bathroom Panelled bath with overhead shower. Low flush wc. Pedestal wash hand basin. UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Partially wall tiled.

Externally Laid to lawn gated garden to front. To the rear an enclosed laid to lawn garden and patio area. Parking off site with the car park behind the property.

Price O/O £250,000

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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 January 2004, meaning that there are 978 years remaining. 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 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 "No" 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"

