



RUFFORD DRIVE, WHITEFIELD, M45 8PN



- Two Double Bedrooms
- Attic Room
- Modern Shower Room
- Conservatory
- Ideal First Time Buy
- Early Viewing Advised
- Garden Room to the Rear
- Well Presented Throughout



OIRO £200,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this well presented two bedroom plus attic room end Quasi semi. Situated in a popular residential area this lovely home is located close to good schools, shops and transport links. In brief this property comprises of; entrance porch, hall, lounge, dining room, conservatory, kitchen, two double bedrooms and attic room and a shower room. Externally this property has been block paved to the front, side and rear with a purpose built shed and outdoor garden room. 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 UPVC double glazed windows to front aspect. UPVC door to hallway.

Hallway Stairs to first floor. Laminate flooring. Radiator.

Lounge 12' 8" x 10' 9" (3.86m x 3.27m) UPVC double glazed window to front aspect. Laminate flooring. Radiator. Ceiling light point. Archway to dining area.

Dining area 10' 8" x 7' 0" (3.25m x 2.13m) Open plan to the kitchen, laminate flooring. UPVC double glazed patio doors to conservatory. Radiator. Cupboard housing boiler.

Conservatory 11' 11" x 9' 9" (3.63m x 2.97m) UPVC double glazed patio doors to rear garden. Electric wall mounted heater, wall light. Laminate flooring. Door to store.

Kitchen 8' 7" x 8' 6" (2.61m x 2.59m) A range of Wall and base units with stainless steel sink and drainer, space for cooker, plumbed for washer. Space for fridge and freezer. Ceiling light point. UPVC double glazed window to rear aspect.

First Floor Landing UPVC double glazed window to front aspect. Laminate flooring. Ceiling light point. Stairs to loft room.

Bedroom 1 10' 9" x 9' 7" (3.27m x 2.92m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Laminate flooring.

Bedroom 2 9' 8" x 9' 5" (2.94m x 2.87m) UPVC double glazed window to rear aspect. Radiator, ceiling light point. Laminate flooring.

Bathroom 6' 2" x 5' 5" (1.88m x 1.65m) hower cubicle with electric shower over head. Pedestal wash hand basin. Low flush wc. UPVC double glazed window to rear aspect. Radiator. Plastic wall panelling. Ceiling light point.

Attic Room 10' 3" x 9' 6" (3.12m x 2.89m) Shower cubicle with electric shower over head. Pedestal wash hand basin. Low flush wc. UPVC double glazed window to rear aspect. Radiator. Plastic wall panelling. Ceiling light point.

Externally to the front, gated and blocked paved front garden. To the rear a block paved and paved rear garden. Garden room and shed.

Price OIRO £200,000

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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 A rated which is at an approximate annual cost of £1,526 (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"

