

**CARRWOOD HEY, RAMSBOTTOM. BL0 9PN**



- Four Bedrooms
- No Onward Chain
- Ideal Family Home
- Garage
- Driveway
- Sought After Location
- Early Viewing Advised
- Close to Local Schools



**£270,000**

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates

**BURY**

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**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

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Cardwell's estate agents are delighted to bring to market this four bedroom semi detached dormer bungalow. Offered with no onward chain this sizeable and versatile property is situated in a sought after residential area of Ramsbottom located just off Bolton Road West. Situated close to fantastic primary and high school this conveniently located family home must be viewed early to avoid disappointment. Briefly comprising; entrance vestibule, hallway, downstairs Wc, lounge, kitchen, four bedrooms and a family bathroom. Externally this property boasts a large driveway for numerous cars with laid to lawn gardens to front and rear. 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](http://www.Cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Vestibule** Door leading to hallway

**Hallway** Stairs to first floor. Under stairs storage cupboard. Tiled flooring. Radiator, ceiling light point.

**Guest Cloaks** Low flush wc. Wall hung wash hand basin. Partially tiled. UPVC double glazed window to side aspect. Spot lights.

**Lounge** 16' 9" x 10' 3" (5.10m x 3.12m) Hardwood double glazed window to front aspect. radiator. Ceiling light point.

**Kitchen** 15' 5" x 8' 5" (4.70m x 2.56m) A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven, extractor hood. Hardwood double glazed window to rear aspect. Radiator. Spotlights. Door to rear vestibule.

**Ground Floor Bedroom** 9' 6" x 8' 9" (2.89m x 2.66m) Hardwood double glazed window to rear aspect. Radiator. Ceiling light point.

**Ground Floor Bedroom 2** 9' 6" x 8' 9" (2.89m x 2.66m) Hardwood double glazed window to front aspect. Radiator, ceiling light point.

**Bathroom** Panelled bath. Pedestal wash hand basin. Low flush wc. UPVC double glazed window to side aspect. Radiator. Wall tiled. Spotlights.

**1st Floor Bedroom** 14' 4" x 8' 2" (4.37m x 2.49m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Storage cupboard.

**1st Floor Bedroom 2** 10' 4" x 9' 2" (3.15m x 2.79m) UPVC double glazed window to front aspect. Radiator, ceiling light point. Fitted wardrobes. Laminate flooring.

**Externally** Large driveway for numerous cars to the front leading to a detached semi detached garage. laid to lawn gardens to the front and rear.

**Price** £270,000

**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](http://www.Cardwells.co.uk)

**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).

**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 6th May 1969,

meaning that there are 944 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.

**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](http://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](http://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"

