



SCOBELL STREET, TOTTINGTON, BL8 3DE



- Three Bedroom Semi Detached
- Two reception rooms
- Driveway
- Garage
- Open aspects to rear
- In need of updating
- Close to local schools
- Ideal family home



£240,000

BOLTON

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

BURY

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 T: 0161 761 1215
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LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
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Cardwells estate agents are delighted to bring to market this freehold, three bedroom semi detached home. Offered with no onward chain and in need of updating this lovely home would suit a growing family looking to put their own stamp on a well proportioned home. Situated close to both primary and high schools and boasting a fantastic rear garden with open aspects this lovely property must be viewed early to avoid disappointment. Comprising; Entrance hallway, lounge, dining room, kitchen, three bedrooms and a bathroom. Externally this property boasts a generous driveway to the side leading to a garage with well maintained gardens to the 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Stairs to first floor. UPVC double glazed window to side elevation. Radiator. Ceiling light point.

Lounge 13' 9" x 13' 9" (4.19m x 4.19m) UPVC double glazed bay window to front aspect. Gas fire and surround. Radiator. Ceiling light point.

Dining Room 13' 9" x 11' 5" (4.19m x 3.48m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Gas fire and surround. Door to kitchen.

Kitchen 7' 8" x 7' 7" (2.34m x 2.31m) A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Under stairs storage. UPVC double glazed window to side aspect. UPVC double glazed door to rear garden. Radiator. Ceiling light point.

First Floor Landing UPVC double glazed window to side aspect. Ceiling light point.

Bathroom Panelled bath. Low flush wc. Pedestal wash hand basin. UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 1 13' 0" x 9' 9" (3.96m x 2.97m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 2 11' 9" x 11' 6" (3.58m x 3.50m) UPVC double glazed window to front aspect. Radiator, ceiling light point.

Bedroom 3 9' 5" x 8' 3" (2.87m x 2.51m) UPVC double glazed window to front aspect. Radiator, ceiling light point. Over stairs storage cupboard.

Externally A driveway for numerous cars leading to a garage and laid to lawn garden to the front. To the rear a generous laid to lawn garden with open aspects to the rear. Out houses with outside toilet and utility room housing boiler and plumbed for washing machine.

Price £240,000

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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"

