

NEWINGTON DRIVE, BURY, BL8 2DZ



- Two Bedrooms
- Two Reception Rooms
- No Onward Chain
- Integral Garage
- Driveway
- Sought After Location
- Early Viewing Advised
- Close to Local Amenities



£250,000 Offers Over

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells estate agents are delighted to bring to market this two bedroom semi detached dormer bungalow. Situated in a sought after residential area, close to local amenities and great transport link this property is offered with no onward chain. Perfect for someone who is looking to put their own stamp on a property this lovely home comprises of; entrance hallway, large open plan lounge and dining room, Kitchen, two bedrooms and a bathroom. Externally this property has gardens to front and rear with a driveway leading to an Integral garage! 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. Under stairs storage cupboard, ceiling light point. Radiator.

Lounge 14' 2" x 11' 3" (4.31m x 3.43m) UPVC double glazed window to front aspect, radiator, ceiling light point. Open plan to dining room. Feature gas fire.

Dining Room 19' 2" x 11' 3" (5.84m x 3.43m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Feature has fire and surround.

Kitchen 12' 5" x 8' 5" (3.78m x 2.56m) A range of base units with inset stainless steel sink and drainer. Electric hob and oven. Plumbed for washing machine. UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

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

Bedroom 1 14' 2" x 11' 4" (4.31m x 3.45m) UPVC double glazed window to front aspect. Fitted wardrobes, drawers and storage in the eaves. Radiator, ceiling light point.

Bedroom 2 14' 7" x 10' 0" (4.44m x 3.05m) UPVC double glazed window to side aspect. Fitted wardrobes and drawers. Radiator. Ceiling light point.

Garage Integral, Electric up and over door. Ceiling light point.

Externally Block paved driveway leading to garage. Laid to lawn garden with mature shrubs to front and rear.

Price £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 20th April 1960, meaning that there are 933 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 the 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"

