



Independent Estate Agents **Cardwells** Est. 1982

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KEATS ROAD, GREENMOUNT. BL8 4EP



- Three Bed Detached Bungalow
- Sought After Greenmount Location
- Driveway
- Garage
- Large Lounge/Dining Room
- Early Viewing Advised
- In Need of Updating
- No Onward Chain Delay



£350,000

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Cardwells estate agents are pleased to bring to market this three bedroom detached bungalow. Situated in the sought after location of Greenmount this property is offered with no onward chain and comprises; entrance hallway, wc, open plan lounge/dining room, kitchen, three bedrooms and a bathroom. Externally this property boasts a driveway leading to an attached garage with gardens to the front and rear. Although needing some updating, this property would make a fantastic forever home! Situated close to local shops, amenities and transport links. 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. Ceiling light point.

Guest Cloaks Low flush wc, wash hand basin. UPVC double glazed window to side aspect. Ceiling light point.

Lounge/Diner 22' 7" x 12' 9" (6.88m x 3.88m) UPVC double glazed window to side and front aspect. Two ceiling light points. Two radiators. Feature brick surround and fire.

Kitchen 12' 3" x 8' 3" (3.73m x 2.51m) A range of wall and base units with stainless steel sink and drainer. Electric oven and hob with extractor hood. Plumbed for washer. Space for fridge freezer. UPVC double glazed window and door to side aspect. Radiator. Ceiling light points.

Bedroom 1 12' 6" x 10' 4" (3.81m x 3.15m) UPVC double glazed window to rear aspect. Radiator, ceiling light point.

Bedroom 2 10' 5" x 9' 9" (3.17m x 2.97m) UPVC double glazed sliding patio doors to rear garden. Radiator. Ceiling light point.

Bedroom 3 10' 5" x 7' 6" (3.17m x 2.28m) UPVC double glazed window to side aspect. Radiator. Ceiling light point.

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

Externally Paved driveway leading to a garage with up and over door. Laid to lawn gardens to front and rear.

Garage Electric and power, side door from rear garden. Up and over door to the front.

Price £350,000

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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 D rated which is at an approximate annual cost of £2,289 (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"

