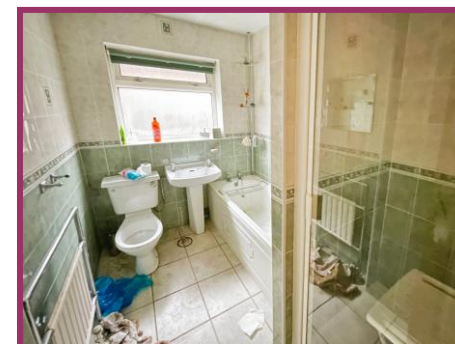




**BLOOMFIELD DRIVE, BURY, BL9 8JX**



- No Onward Chain
- Detached True Bungalow
- Three Bedrooms
- Two Reception Rooms
- Driveway & Tandem Garage
- Gardens to Front & Rear
- In Need of Modernisation
- Gas C/H & D/G



**£325,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with no onward chain is this good sized detached true bungalow located within the BL9 area of Bury. Internally the property comprises a dining room, lounge, kitchen, inner hallway, bathroom and three good size bedrooms. Whilst in need of modernisation, this property will be a superb home with a little TLC. 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** 6' 5" x 4' 0" (1.95m x 1.22m) Double glazed window and door to the front with door leading into the dining room

**Dining Room** 12' 0" x 8' 9" (3.65m x 2.66m) One ceiling light point, double glazed window to the side, coving to ceiling

**Lounge** 17' 2" x 12' 0" (5.22m x 3.65m) Two ceiling light points, double glazed window to the front, radiator, coving to the ceiling.

**Kitchen** 9' 10" x 8' 11" (2.99m x 2.73m) Fitted wall and base units with electric hob and double electric oven, stainless steel sink with mixer tap. Integrated fridge and freezer double glazed window to the side and a door leading to the side.

**Inner Hallway** Two storage cupboards

**Bathroom** 9' 0" x 6' 2" (2.74m x 1.89m) Spotlights, WC, pedestal sink, bath, shower, cubicle, radiator, double glazed window to the side, tiled floor and walls

**Master Bedroom** 11' 11" x 9' 11" (3.63m x 3.02m) One ceiling light point, double glazed window to the rear, fitted wardrobes, radiator.

**Bedroom 2** 13' 2" x 9' 1" (4.01m x 2.76m) One ceiling light point, double glazed window to the rear, radiator.

**Bedroom 3** 8' 11" x 7' 0" (2.73m x 2.13m) Ceiling light point, double glazed window to the side, radiator.

**Externally** To the front of the property, there is driveway parking which leads to a tandem garage which is laid to lawn and borders surrounding. To the rear of the property, there is a flagged patio area & lawn with mature trees and border surrounding.

**Price** £325,000

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 99 year term which started on 17th November 1966, meaning that there are 42 years remaining. Our clients advise us that leasehold charge is £25.00 per annum. 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 £2,073 (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 a "very low" risk of flooding.

**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

**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"

