



Independent Estate Agents  
**Cardwells** Est. 1982

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www.cardwells.co.uk

**WOODMAN DRIVE, BURY, BL9 5HQ**



- Two Bedrooms
- Extended to the Side
- Large Rear Garden
- No Onward Chain
- Two Reception Rooms
- Utility Room
- Well Presented Throughout
- Early Viewing Advised



**£190,000**

**BOLTON**  
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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

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Cardwells estate agents are delighted to bring to market this two bedroom extended quasi semi detached home. Offered with no onward chain this property must be viewed early to avoid disappointment. Well presented throughout this lovely home comprises; entrance hallway, lounge, dining room, kitchen, utility room, two double bedrooms and a bathroom. Externally this property boasts landscaped gardens to the front and rear. Situated off Walmersley Road, this property is situated just a short walk to Clarence Park, the Lido and all local amenities. 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. Laminate flooring. UPVC double glazed windows to side aspect. Stairs to first floor.

**Lounge** 11' 8" x 9' 4" (3.55m x 2.84m) UPVC double glazed window to front aspect. Radiator. Feature fireplace. Ceiling light point.

**Dining Room** 9' 3" x 7' 3" (2.82m x 2.21m) UPVC double glazed patio doors leading to rear garden. Built in shelving and cupboard. Radiator. Laminate flooring. Ceiling light point.

**Kitchen** 10' 5" x 6' 8" (3.17m x 2.03m) A range of wall and base units with sink and drainer. Electric hob, oven and extractor hood. Plumbed for dishwasher. Laminate flooring. Ceiling light point. Radiator. UPVC double glazed window to rear aspect. Understairs storage. Door to utility room.

**Utility room** 16' 4" x 6' 0" (4.97m x 1.83m) UPVC double glazed window to rear aspect. UPVC double glazed door to side aspect. Ceiling light point. Radiator. Plumbed for washing machine.

#### **First Floor Landing**

**Bedroom 1** 14' 9" x 9' 4" (4.49m x 2.84m) Two UPVC double glazed windows to front aspect. Radiator. Ceiling light point.

**Bedroom 2** 10' 5" x 8' 8" (3.17m x 2.64m) UPVC double glazed window to rear aspect. Radiator, ceiling light point.

**Bathroom** Panelled bath with electric shower overhead. Pedestal wash hand basin. UPVC double glazed window to rear aspect. Ceiling light point.

**Separate WC** Low flush wc. Ceiling light point. UPVC double glazed window to side aspect.

**Price** £190,000

**Externally** Laid to lawn good sized front garden with paved path leading to front door and side of the house. To the rear a paved and landscaped rear garden with laid to lawn grass. Fantastic size with potential to extend subject to planning permission.

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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 A rated which is at an approximate annual cost of £1,526 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre marketing research shows that the property is not within a Conservation Area.

**Flood Risk** Cardwells Estate Agents Bury pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

**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"

