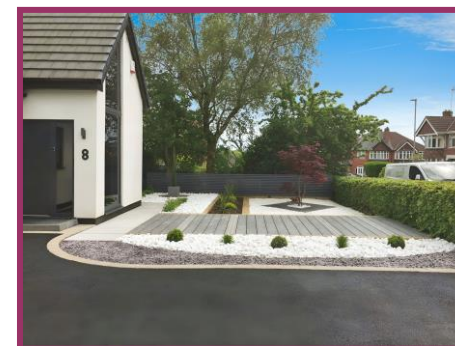


MILE LANE, BURY, BL8 2DS



- Four Bedrooms
- Two Bathrooms
- Stunning Open Plan Kitchen
- Large Rear Garden
- Driveway for Numerous Cars
- Fully Refurbished to a High Standard
- Sought After Residential Area
- Internal Viewing Highly Advised



OIRO £600,000

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

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market his stunning four bedroom detached family home! 'Turn key' ready and boasting a full refurbishment inside and out this thoughtfully designed one of a kind property is a must see! Boasting stunning interior throughout this lovely home flows with elegance. Situated in a sought after residential area close to fantastic schools, local amenities and superb transport links this property really does lend itself to a growing family. In brief this property comprises; stunning vaulted entrance hallway, lounge, open plan L-shaped kitchen/dining room leading to a family room, bedroom 2 with an en suite and a study/ 4th bedroom. To the first floor there are two more double bedrooms with the master bedroom boasting a walk in wardrobe and a beautiful family bathroom. Externally this property boasts a large driveway for numerous cars leading to a garage with up and over door with generous and individually designed and landscaped gardens to the front and rear. Internal inspection is highly advised to fully appreciate the high finish and quality that this property has to offer.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway UPVC double glazed floor to ceiling window to front aspect. UPVC double glazed window to side aspect. Composite rock door to front. Ceiling light point. Radiator. Laminate flooring. Stairs to first floor.

Lounge 21' 8" x 11' 8" (6.60m x 3.55m) UPVC double glazed window to front and rear aspect. Two ceiling light points. Two radiators. Laminate flooring.

Study/Bedroom 4 10' 3" x 8' 8" (3.12m x 2.64m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

L Shaped open Plan Family Kitchen 21' 4" x 21' 4" (6.50m x 6.50m) UPVC double glazed window to rear aspect. Sliding bi folding doors to rear and side aspect. Two sky light windows. Spotlighting. Three ceiling light points. Two radiators. Laminate flooring. A range of modern fitted high gloss wall and base units with breakfast bar, complementing quartz countertops. Integrated fridge, freezer, dishwasher and washing machine. Inset double electric oven, ceramic hob and extractor hood.

Downstairs Bedroom 2 13' 8" x 9' 7" (4.16m x 2.92m) Two UPVC double glazed windows to front aspect. Built in wardrobes. Radiator. Two ceiling light points.

En-suite Walk in shower cubicle with thermostatic shower over. Low flush wc. Wash hand basin. Wall tiles. Radiator. Spotlighting.

First Floor Landing

Bedroom 1 21' 5" x 11' 9" (6.52m x 3.58m) Six Velux skylights. Two ceiling light points. Two radiators. Door to walk in wardrobe with lighting.

Bedroom 3 11' 7" x 12' 1" (3.53m x 3.68m) UPVC double glazed window to side aspect. Radiator. Ceiling light point.

Bathroom 10' 3" x 6' 4" (3.12m x 1.93m) UPVC double glazed window to rear aspect. Freestanding roll top bath, low flush wc, wash hand basin. Freestanding shower with overhead thermostatic shower. Radiator. Spotlighting.

Externally Generous driveway to the front for numerous cars. Individually designed landscaped feature front garden. To the rear is a large artificial grass area with a laid to lawn garden area, with raised indian stone patio area, lower decking area.

Garage Up & over door, power & lighting

Price £650,000

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

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 29th September 1962, meaning that there are 937 years remaining. Our clients advise us that leasehold charge is £3.00 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 E rated which is at an approximate annual cost of £2,797 (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"

