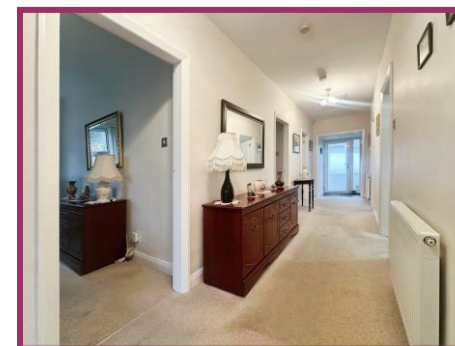


**HIGH BANK ROAD, BURY, BL9 9TN**



- Detached Bungalow
- Three Double Bedrooms
- Garage
- Driveway
- Modern Shower Room
- Open Plan Kitchen/Diner
- Well Presented Throughout
- Internal Viewing Advised



**OIRO £400,000**

**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 this well presented and beautifully maintained three bedroom detached bungalow. Boasting spacious living accommodation this lovely property comprises; entrance porch, hallway, lounge, open plan Kitchen/ Dining Room, three double bedrooms and a modern shower room. Externally this property has a driveway to the front leading to a garage with gardens to the front and rear. Situated close to local amenities, excellent transport networks to both Bury and Whitefield this property is the ideal bungalow for someone who is looking to downsize to one level! 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** UPVC double glazed to front aspect. Tiled flooring. Spotlighting. Door to hallway.

**Hallway** Two radiators. Ceiling light point.

**Lounge** 18' 1" x 11' 7" (5.51m x 3.53m) UPVC double glazed window and door to rear aspect. Two UPVC double glazed windows to side aspect. Feature electric fire and surround. Two ceiling light points. Two radiators.

**Kitchen/Diner** 19' 7" x 16' 9" (5.96m x 5.10m) A range of wall and base units with complementing work surfaces. Stainless steel sink and drainer. Double electric oven, ceramic hob with extractor hood. Integrated fridge and freezer, integrated washing machine. UPVC double glazed window to rear aspect. UPVC double glazed window and door to side aspect. Spotlighting. Two radiators. Laminate flooring. Door to rear porch.

**Shower Room** 11' 4" x 5' 10" (3.45m x 1.78m) Walk in shower with overhead thermostatic shower. Low flush wc, wash hand basin. Wall tiling. Radiator. Spotlighting. UPVC double glazed window to side aspect.

**Bedroom 1** 14' 3" x 11' 4" (4.34m x 3.45m) UPVC double glazed window to front aspect. Two fitted wardrobes. Radiator. Ceiling light point.

**Bedroom 2** 12' 2" x 11' 4" (3.71m x 3.45m) UPVC double glazed window to front aspect. Two fitted wardrobes. Radiator. Ceiling light point

**Bedroom 3** 12' 1" x 10' 3" (3.68m x 3.12m) UPVC double glazed window to side aspect. Fitted wardrobes. Radiator. Ceiling light

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

**Price** OIRO £400,000

**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 1st September 1964, meaning that there are 938 years remaining. Our clients advise us that leasehold charge is £12.00 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).

**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"

